



## CHEADLE COURT, ST JOHN'S WOOD, LONDON, NW8 £375,000 LEASEHOLD

A spacious one bedroom apartment with direct access to a private south-west facing rear patio garden. The property is fully double-glazed throughout and benefits from its own private entrance and communal heating. Cheadle Court is a peaceful development, ideally located less than half a mile away from Lord's Cricket Ground, Regent's Canal and all the many spoils and amenities that Little Venice has to offer. There are four Underground Stations all within a mile of the development, St John's Wood (Jubilee Line), Warwick Avenue, Marylebone and Maida Vale (all on the Bakerloo Line). Furthermore, this property is offered for sale with no onward chain.

Bedroom | Bathroom | Reception Room | Kitchen | Private South Facing Garden | Leasehold

**Winkworth**

for every step...

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

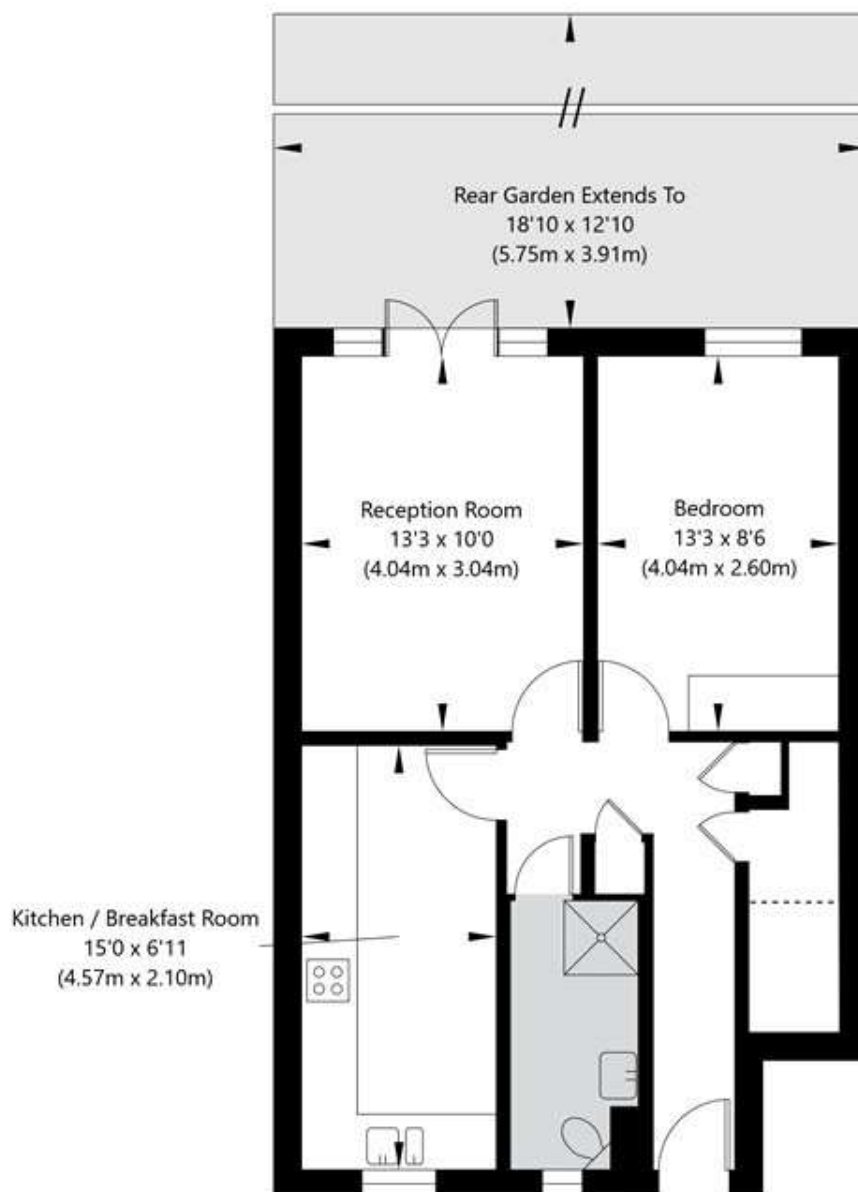




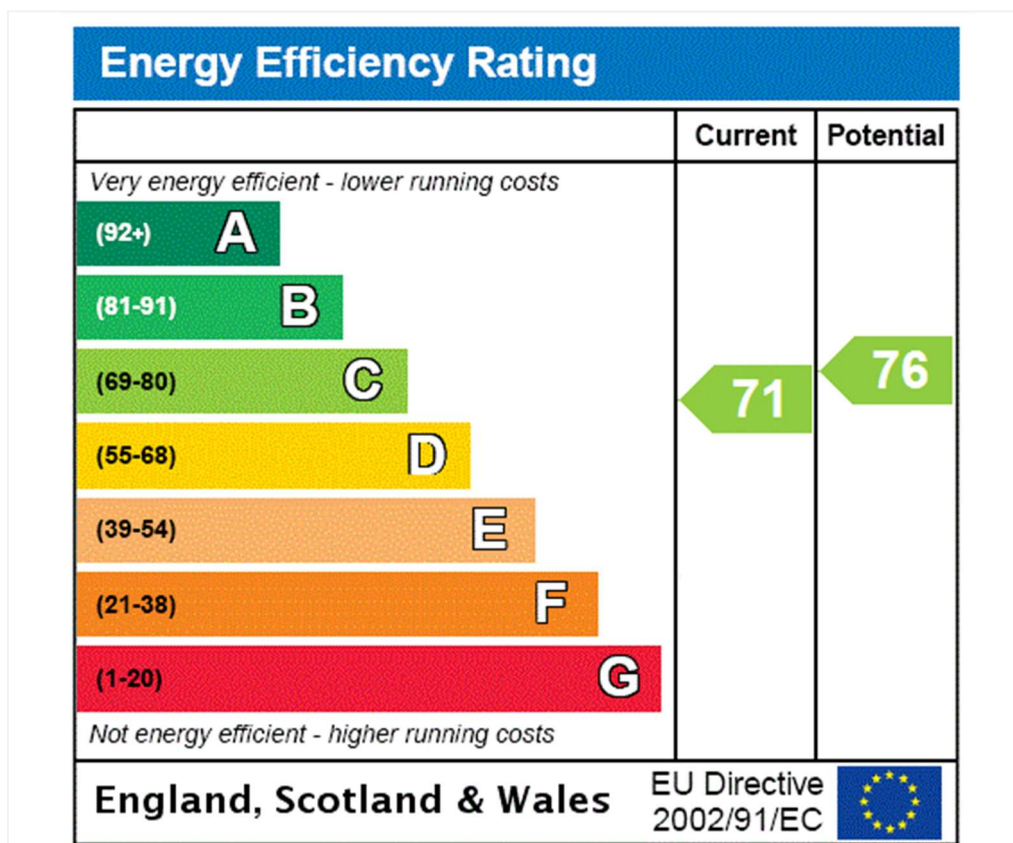


Cheadle Court, Henderson Drive, London NW8 8UD

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 49.08 SQ M / 528 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 49.08 SQ M / 528 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenure:** Leasehold

**Term:** Expires - 24/10/2108

**Service Charge:** £1,702.37 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

**St John's Wood** | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.