



ST JOHN'S WOOD COURT, ST JOHN'S WOOD, LONDON, NW8 £875,000 LEASEHOLD

A spacious, two double-bedroom apartment, located on the second floor of this well-regarded period development, opposite Lord's Cricket Ground. The property measures just under 1000 sq ft GIA and benefits from high ceilings throughout, a separate kitchen, sash windows, a family bathroom, a guest WC plus a secure allocated parking space within a neighbouring development (under a separate lease). Regent's Park is less than half a mile away from the development, with both St John's Wood High Street and Underground Station (Jubilee Line) within a mile radius. Furthermore, this property is offered for sale with no onward chain.

Two Bedrooms | Bathroom | Separate Kitchen | Guest WC | Reception Room | Private Balcony |
Secure Allocated Parking | Passenger Lift | Leasehold

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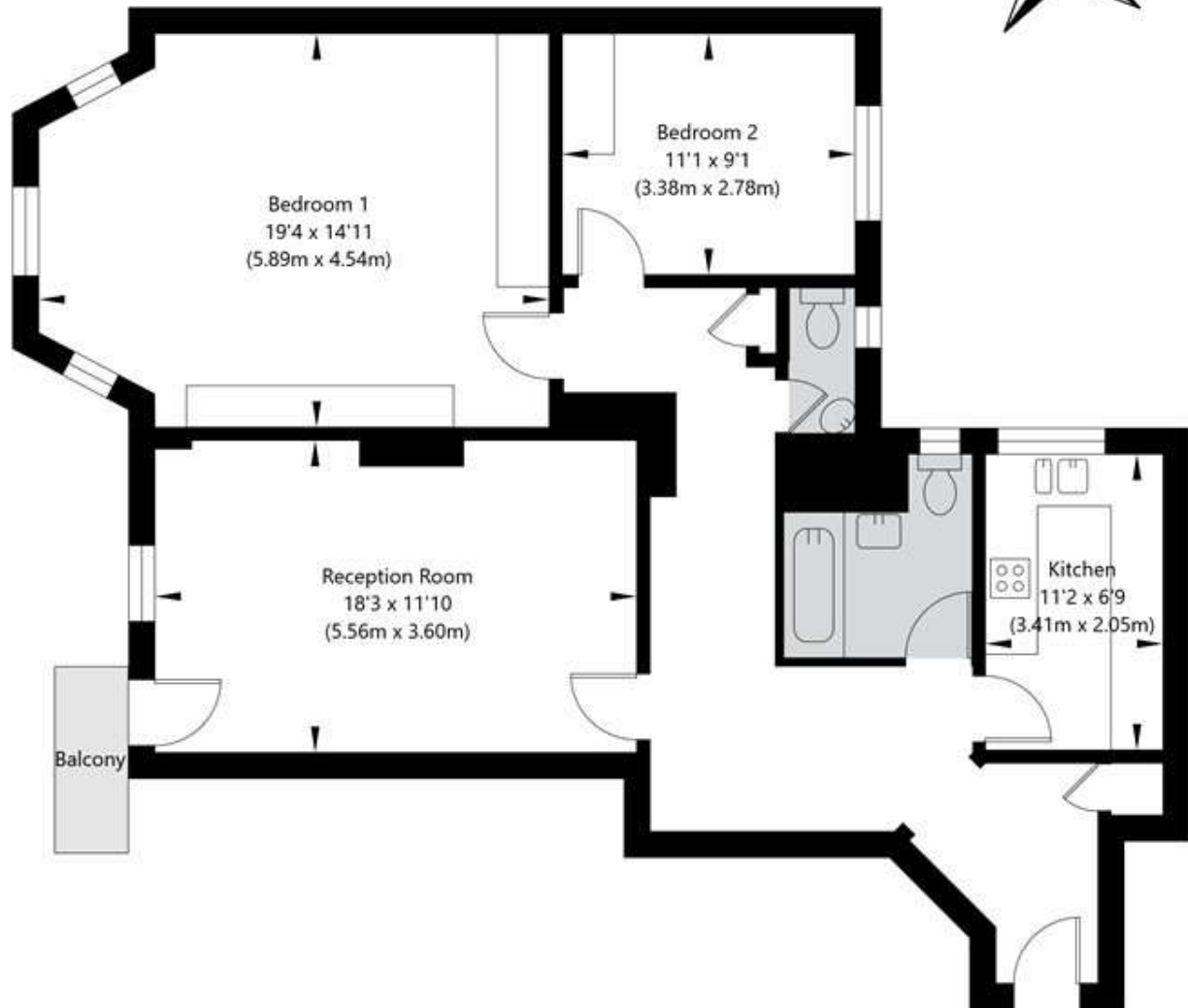
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61 St Johns Wood Court, St John's Wood Road, London NW8 8QR

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 91.23 SQ M / 982 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 91.23 SQ M / 982 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 01/04/2109

Service Charge: £10,066.96 per annum

Ground Rent: £140 Annually (subject to increase)

Council Tax Band: F

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.

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

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