



BELGRAVE GARDENS, ST JOHN'S WOOD, LONDON, NW8 £425,000 SHARE OF FREEHOLD

A beautiful, one bedroom top-floor apartment, with high ceilings, which has fantastic natural light throughout and views across gardens. The property has a modern, fully-fitted kitchen with composite counter-tops, a separate bathroom and engineered oak wooden flooring throughout. Located within this popular tree-lined street, just off Abbey Road, with St John's Wood High Street and Underground Station (Jubilee Line) less than one mile away. Furthermore, this flat is offered for sale with no onward chain.

Bedroom | Bathroom | Open Plan Kitchen/ Reception Room | Engineered Oak Flooring | Leasehold

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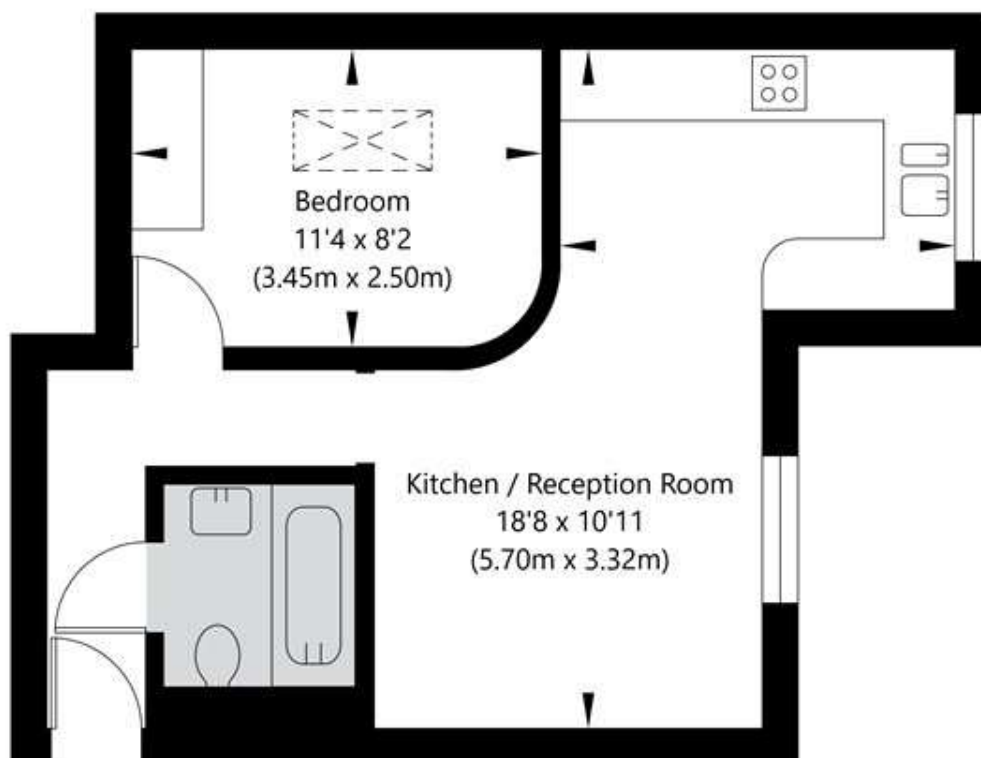
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Belgrave Gardens, London NW8 0QY

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 35.89 SQ M / 386 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 35.89 SQ M / 386 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 | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 66 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Share of Freehold

Term: Expires - 01/01/3007

Service Charge: £2,456.82 per annum

Ground Rent: £0 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.

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