



## QUEENS TERRACE, LONDON, NW8 £1,625,000 LEASEHOLD

A beautifully presented two bedroom apartment located on Queens Terrace in this luxury stylish portered block. The flat benefits from a secure underground parking space. Balmoral Court is located within 150 metres from St John's Wood Underground Station (Jubilee line) and the chic shops and restaurants of St John's Wood High Street.

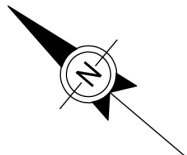
Two Bedrooms With En Suites | Shower Room | Guest WC | Open Plan Kitchen/Reception Room | Reserved Parking Space | Portage | Passenger Lift | Video Entrance Phone | Leasehold

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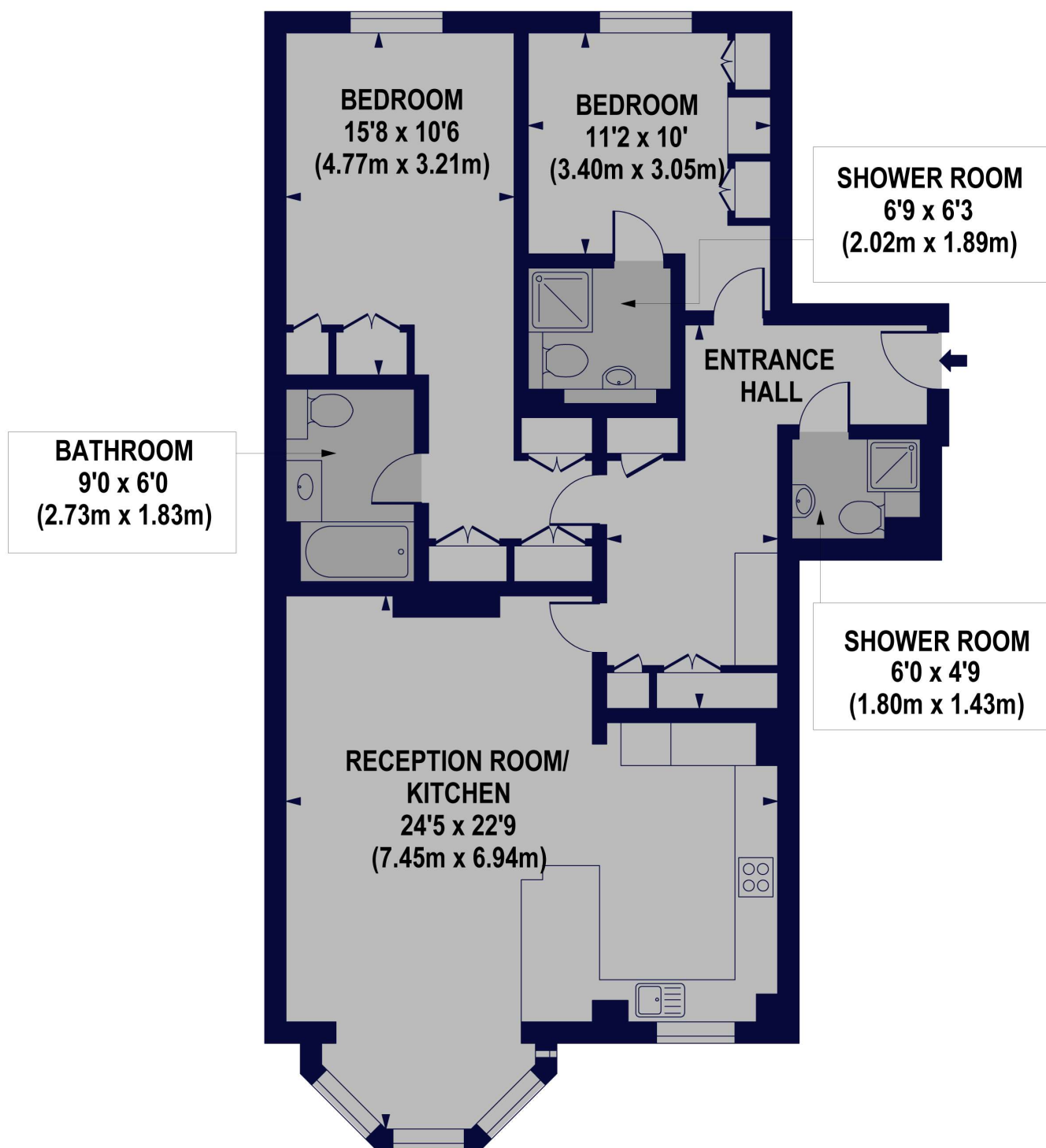
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## BALMORAL COURT, NW8 6DW

Approx. Gross Internal Floor Area 1131 sq ft. / 105.06 sq.m



### GROUND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref. No.26824  
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	69 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 01/01/2989

**Service Charge:** £9,729.62 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** H

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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