



LANGFORD COURT, ST JOHN'S WOOD, LONDON, NW8 £335,000 LEASEHOLD

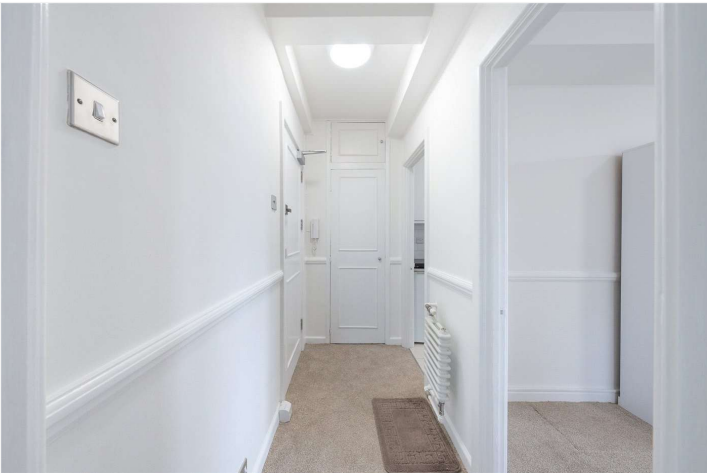
A spacious studio apartment, with a dual aspect, located on the fourth-floor of this secure, period development, just off Abbey Road. The property benefits from a modern decor, secondary glazing and a separate fully fitted kitchen. Further benefits include a separate storage locker, communal heating & hot water, a communal garden and a porter. St John's Wood High Street and Tube Station (Jubilee Line) plus Lord's Cricket Ground are all less than half a mile away.

Studio Flat | Separate Kitchen | Bathroom | Passenger Lift | Leasehold

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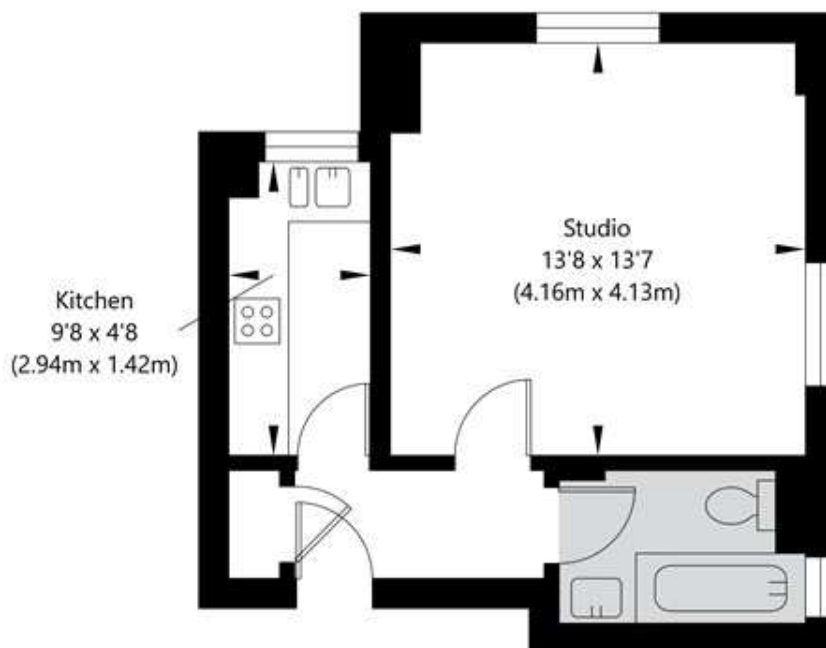
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Langford Court, 22 Abbey Road, London NW8 9DP

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 30.16 SQ M / 325 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 30.16 SQ M / 325 SQ FT
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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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 21/09/2166

Service Charge: £3,918.1 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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