

## PARK MANSIONS, ST JOHN'S WOOD, LONDON, NW8 £860,000 LEASEHOLD

A charming three-bedroom apartment, located on the top-floor of this red-brick development, just 100 yards away from St John's Wood High Street. The property has a modern decor throughout, oak engineered flooring with acoustic underlay and a separate eat-in kitchen, plus an independent heating system. Furthermore, both Regent's Park and Primrose Hill are less than half a mile away and the flat is offered for sale with no onward chain.

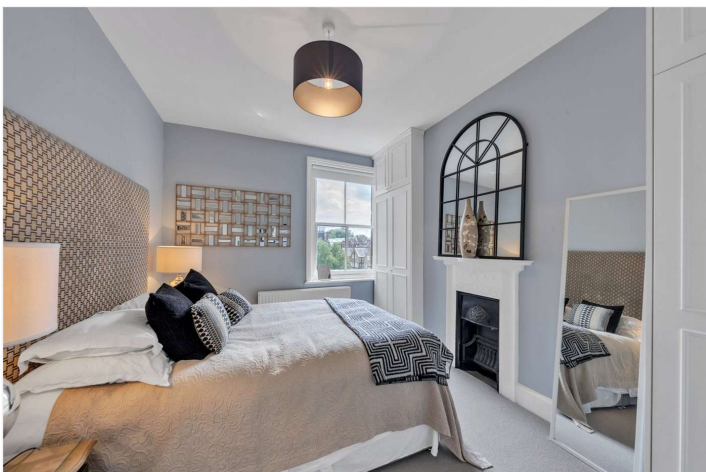
Three Bedrooms | Shower Room | Reception Room | Kitchen | Leasehold

**Winkworth**

for every step...

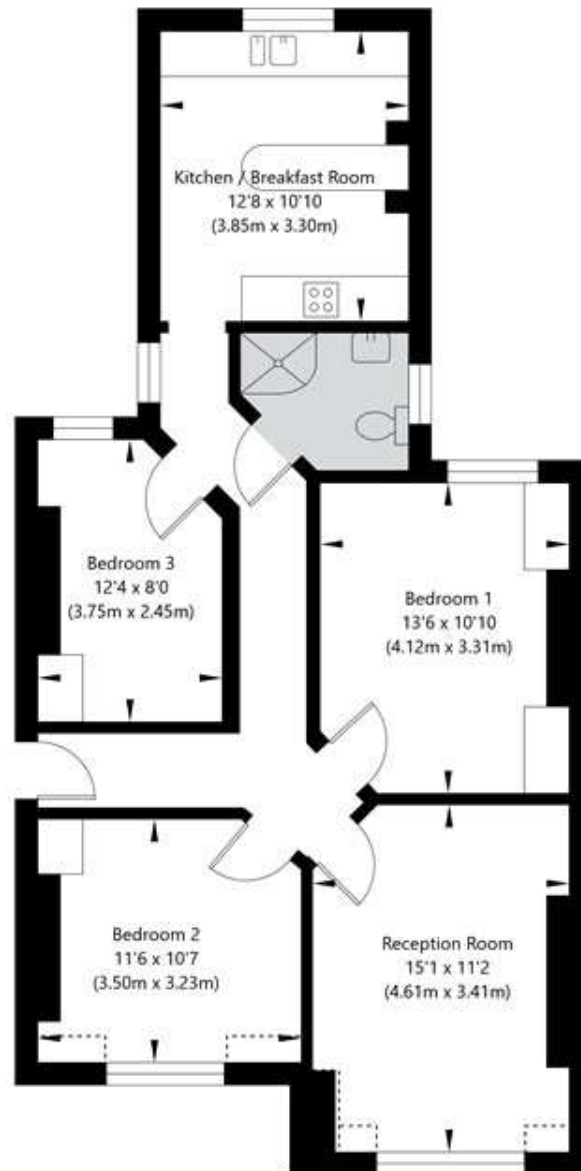
[winkworth.co.uk/st-johns-wood](https://www.winkworth.co.uk/st-johns-wood)





Park Mansions, Allitsen Road, London NW8 7AT

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 79.06 SQ M / 851 SQ FT  
EXCLUDING RESTRICTED HEIGHT 77.67 SQ M / 836 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 79.06 SQ M / 851 SQ FT  
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 77.67 SQ M / 836 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 14/02/2198

**Service Charge:** £3,207.26 per annum

**Ground Rent:** £0 Annually

**Council Tax Band:** G

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.