



Acacia Road, London, NW8

£1,500,000 *Leasehold*

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A stunning three bedroom third floor apartment (with lift) in this purpose built portered block opposite St John's Wood Underground Station (Jubilee Line). The property is presented in excellent decorative condition. Birley Lodge is located on Acacia Road within 100 metres of St John's Wood High Street with the open spaces of St John's Wood Church Gardens and Regents Park beyond



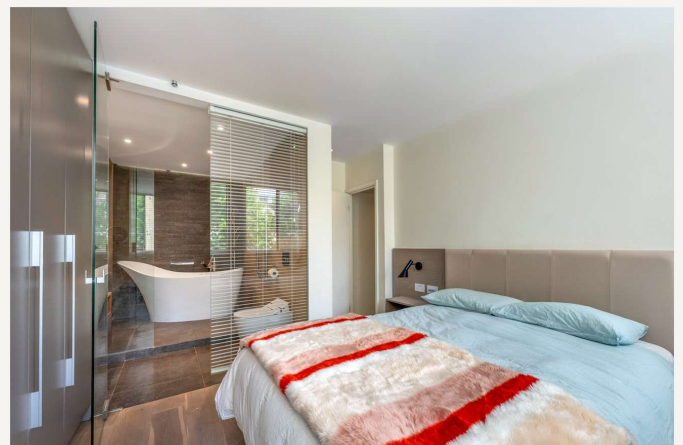
Winkworth St John's Wood

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KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Shower Room
- Open Plan Kitchen/Reception Room
- Passenger Lift
- Porterage
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/01/2973

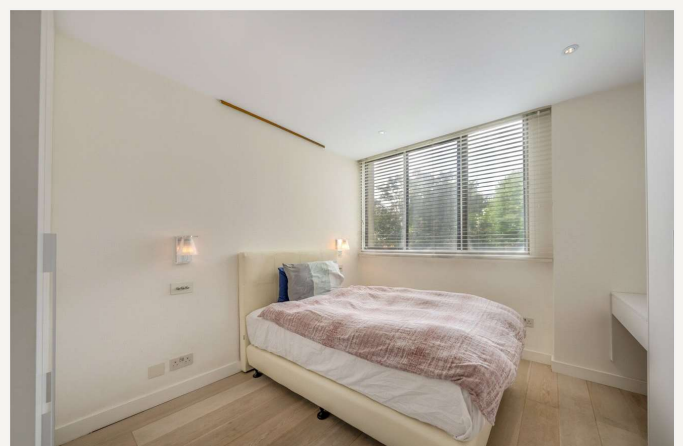
Service Charge: £10,004.48 per annum

Service Charge Note: Includes Reserve Fund Contribution of £3,165 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

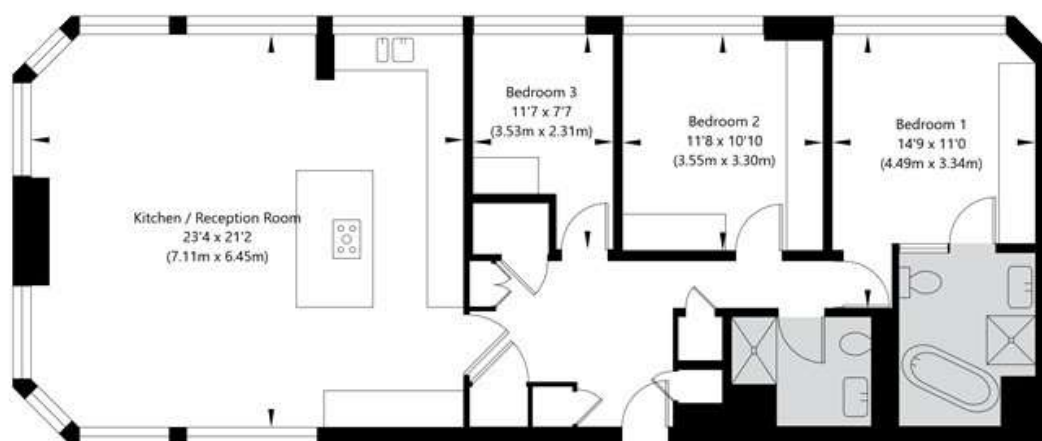
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD090840>

Birley Lodge, 63 Acacia Road, London NW8 6BJ

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 105.33 SQ M / 1134 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 105.33 SQ M / 1134 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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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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