



ELM TREE COURT, ST JOHN'S WOOD, LONDON, NW8 £475,000 SHARE OF FREEHOLD

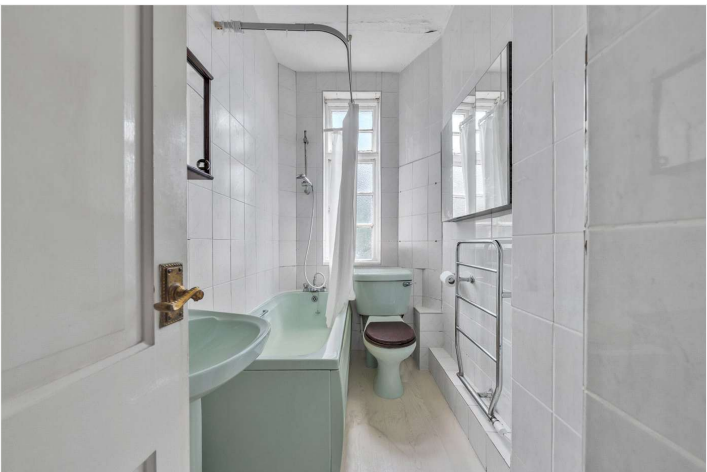
A traditional third-floor, one double-bedroom apartment, with a private south-facing balcony and a delightful communal garden. The property further benefits from a separate bathroom and a fully fitted kitchen. Elm Tree Court is a portered development, located on a peaceful tree-lined street, which is less than half a mile away from St John's Wood High Street & Underground Station (Jubilee line) as well as Lord's Cricket Ground. Furthermore, both Regent's Park and Primrose Hill are just over half a mile away and the property is offered for sale with no onward chain.

Bedroom | Bathroom | Reception Room | Separate Kitchen | Balcony | Communal Garden |
Passenger Lift | Portage | Leasehold

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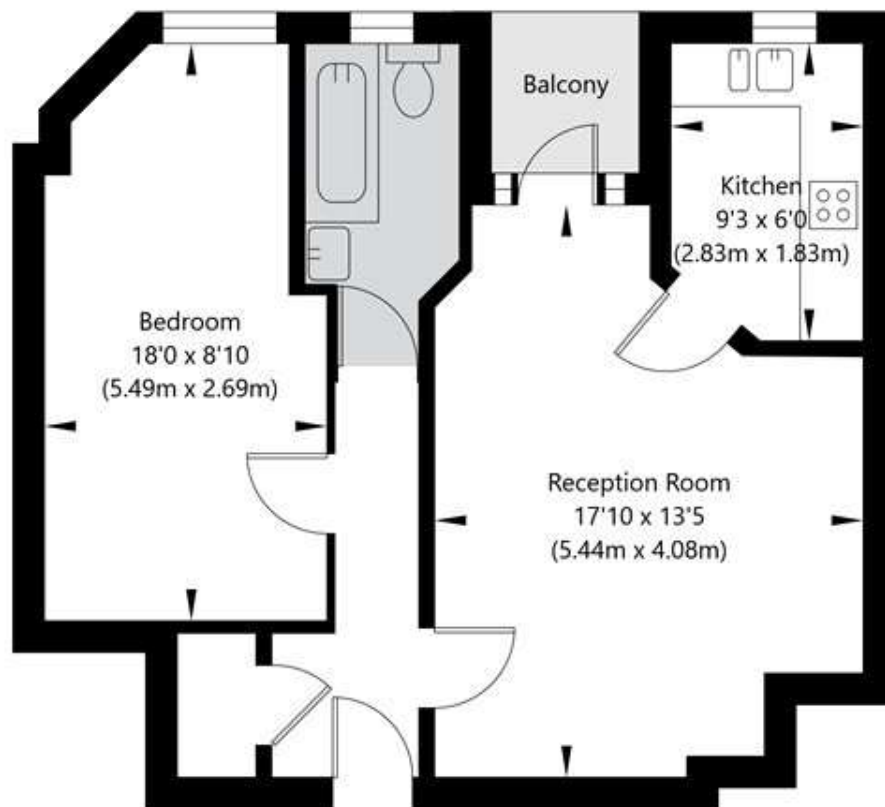
for every step...

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Elm Tree Court, Elm Tree Road, London NW8 9JT

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 47.75 SQ M / 514 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 47.75 SQ M / 514 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		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 31/10/2968

Service Charge: £8,808.56 per annum

Ground Rent: £0 Annually

Council Tax Band: E

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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