



Wellington Road, St John's Wood, London, NW8

£1,450,000 *Leasehold*

4 1 3

A spacious four bedroom apartment, which benefits from two en-suite bathrooms, a family bathroom, a separate eat-in kitchen as well as a double fronted reception / dining room. The property has tall ceiling heights throughout and includes partial double glazed windows, communal heating & hot water and a 24 hour porter. This charming development is located less than 100 metres from St John's Wood High Street and Underground Station (Jubilee Line), with both Regent's Park and Lord's Cricket Ground less than 0.5 miles away.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Second Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Separate Kitchen
- Open Plan Reception/Dining Room
- 24 Hour Porterage
- Communal Heating and Hot Water
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/01/2974

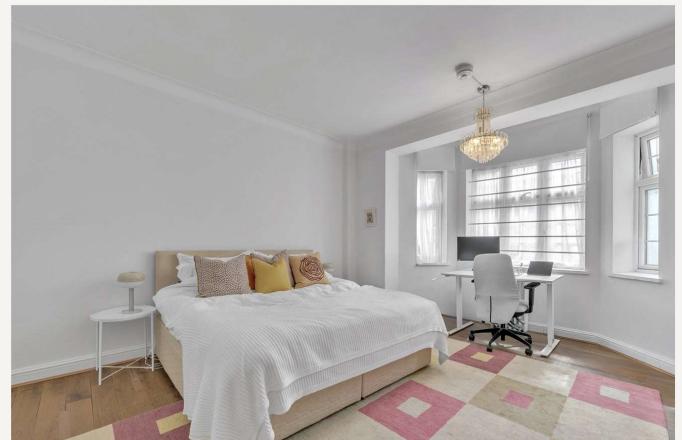
Service Charge: £21,043.4 per annum

Service Charge Note: Includes Reserve Fund Contribution of £4,726.78 per annum

Ground Rent: £120 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





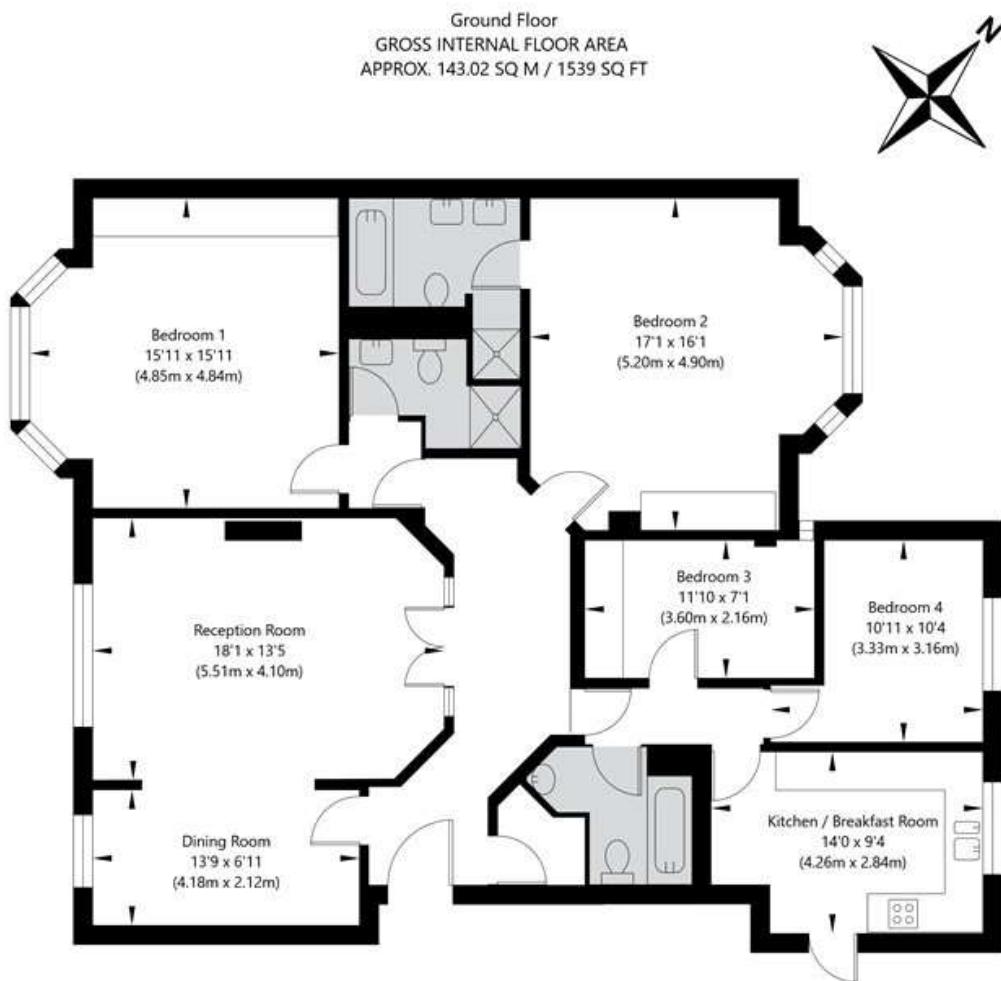
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	79 C
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD220039>

Wellington Court, 55-67 Wellington Road, London NW8 9TA



APPROXIMATE GROSS INTERNAL FLOOR AREA 143.02 SQ M / 1539 SQ FT
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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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