

## HERON HOUSE, ST JOHN'S WOOD, LONDON, NW8 £485,000 LEASEHOLD

An incredibly bright, one-bedroom apartment, which has been fully renovated and interior designed, further benefits include a separate kitchen, independent heating and double-glazed sash Georgian bar windows throughout. Located on the second-floor of this red-brick development, 100 yards away from both St John's Wood High Street and Regent Park in addition to both Lord's Cricket Ground and St John's Wood Underground Station (Jubilee Line) which are less than half a mile away. The property is offered for sale with no onward chain and is ready for immediate occupation.

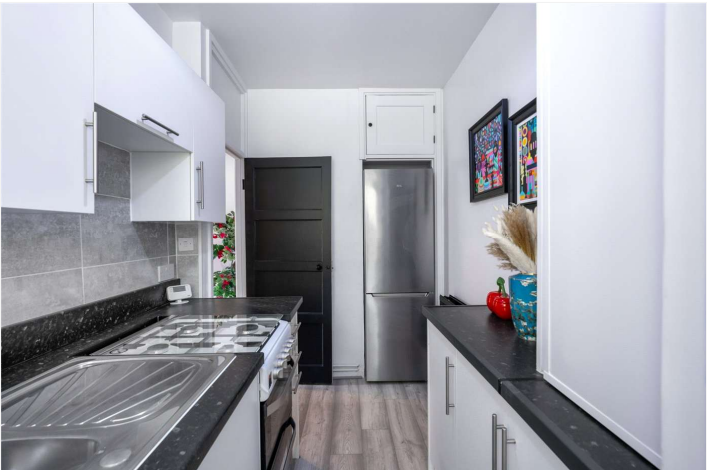
Bedroom | Bathroom | Reception Room | Separate Kitchen | Leasehold

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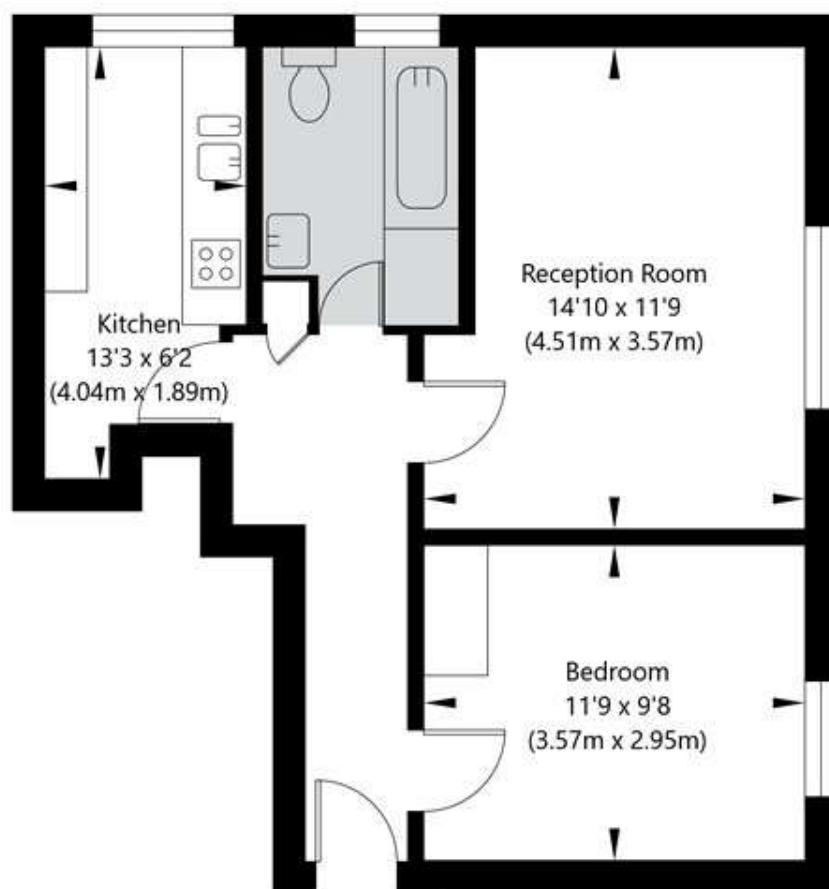
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## Heron House, Barrow Hill Estate, London NW8 7AD

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 45.19 SQ M / 486 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 45.19 SQ M / 486 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             | 72 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** Expires - 06/05/2108

**Service Charge:** £1,206 per annum

**Ground Rent:** £10 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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**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)

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