



Walsingham, St John's Wood, London, NW8

£1,500,000 *Leasehold*

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We are pleased to present this spacious (1344 sq ft GIA) three-bedroom, two-bathroom, first-floor apartment which benefits from a 22ft reception room which leads on to a private balcony, plus a separate kitchen, a guest wc and a secure lock-up garage. Queensmead is considered one of St John's Wood's most reputable developments and is less than half a mile away from two local high streets plus two Underground Stations; St John's Wood and Swiss Cottage (Jubilee line). Offered for sale with a newly extended lease and no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Bathroom
- Guest WC
- Kitchen
- Reception/Dining Room
- Private Balcony
- Passenger Lift
- Porterage
- Garage
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 21/11/2174

Service Charge: £12,609.44 per annum

Service Charge Note: Additional Reserve Fund Contribution of £3,632.38 per annum

Ground Rent: £75 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





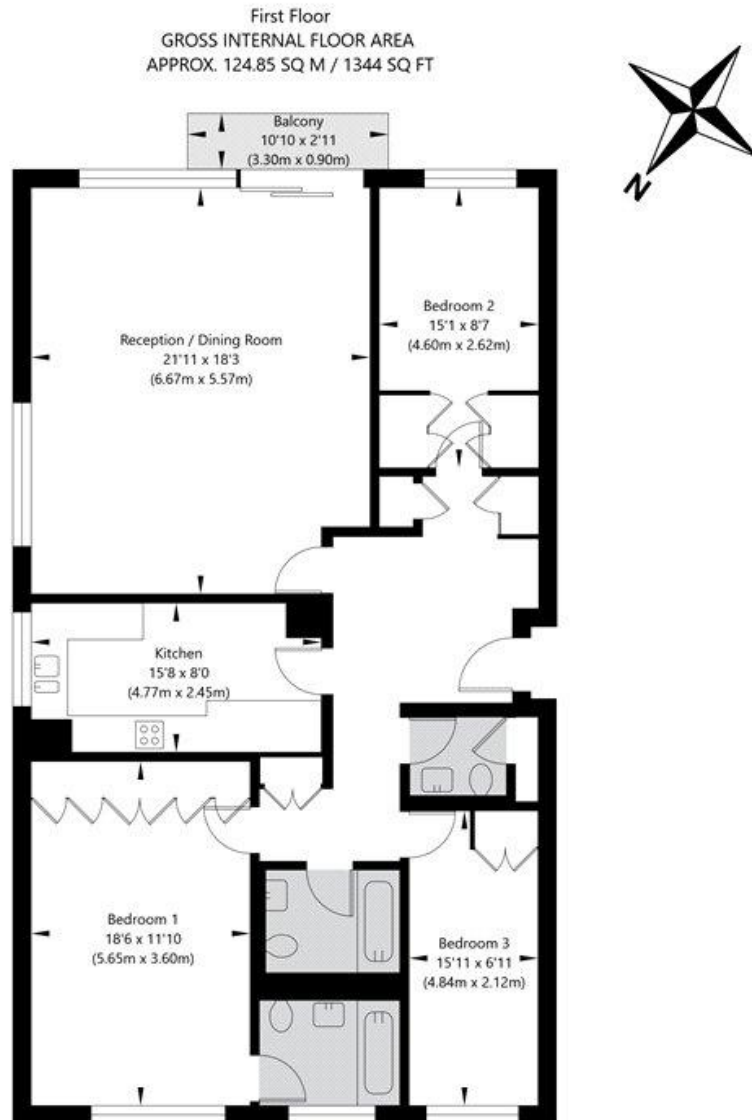
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD230048>

Walsingham, St John's Wood Park, London, NW8 6RG



APPROXIMATE GROSS INTERNAL FLOOR AREA 124.85 SQ M / 1344 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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