



Searle House, St John's Wood, London, NW8

Guide Price £1,000,000 *Leasehold*



We are pleased to present this spacious two double bedroom apartment, located on the fourth-floor of this wonderful modern development which was completed in 2015. The property benefits from fantastic south-westerly facing views from a private 21ft balcony accessed directly from the reception room and guest bedroom. There is an array of features, such as under floor heating, oak engineered wooden flooring, Lutron lighting, Miele kitchen appliances, inset LED ceiling lights, bespoke fitted wardrobes to each bedroom, with a beautiful en-suite shower room to the main bedroom. The property also benefits from a secure underground allocated parking space and the development is located 150 metres away from Regent's Park and Primrose Hill, there are other attractions such as London Zoo, Lord's Cricket Ground within the immediate vicinity as well as the newly landscaped St John's Wood High Street, which is home to many fine restaurants and boutique shopping facilities, the local tube station (Jubilee line) is conveniently located 0.6 miles away from the property.



Winkworth St John's Wood

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KEY FEATURES

- Two Bedrooms
- En-suite
- Bathroom
- South West Aspect
- Private Balcony
- Underfloor Heating
- Lutron Lighting
- Miele Kitchen Appliances
- Bespoke Furniture
- Underground Allocated Parking
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 23/04/3013

Service Charge: £9,558.08 per annum

Service Charge Note: Parking Space Service Charge £1,541.44 per annum

Ground Rent: £650 Annually (subject to increase)

Council Tax Band: F

EPC rating: B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

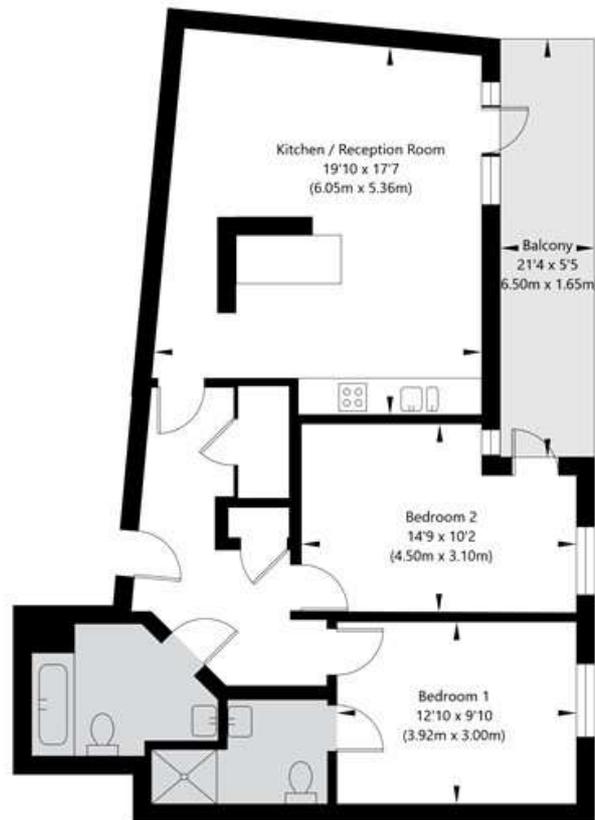
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD240041>

Searle House, Cecil Grove St John's Wood, London, NW8 7EB

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 79.68 SQ M / 858 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 79.68 SQ M / 858 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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