



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

£569,000 *Leasehold*



A two double bedroom apartment located on the first-floor of this low-rise development less than 300 metres away from both St John's Wood High Street and Regent's Park. The property has engineered oak wooden flooring throughout, a decorative fireplace a separate kitchen and the reception room benefits from two aspects. Offered for sale with no onward chain. Primrose Hill and St John's Wood Underground Station (Jubilee Line) are both less than half a mile away.



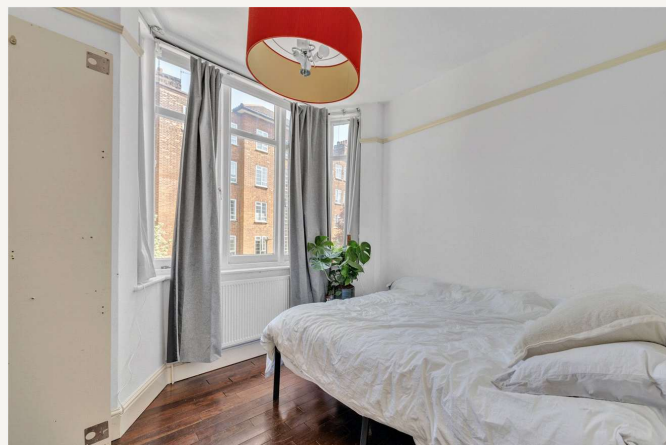
Winkworth St John's Wood

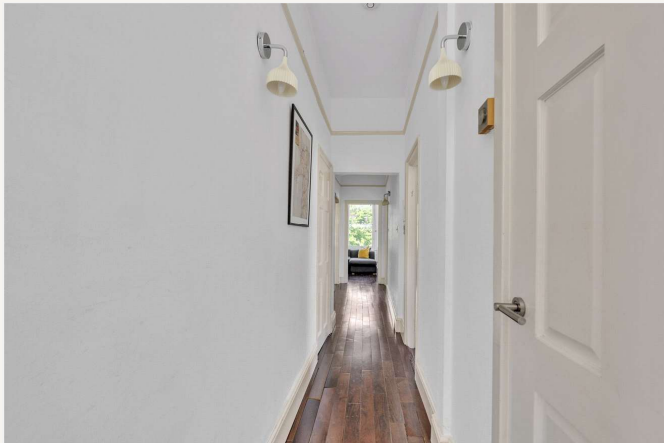
020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Two Bedrooms
- Shower Room
- Separate Kitchen
- Reception Room
- First Floor
- Leasehold





MATERIAL INFO

Tenure: Leasehold

Term: 959 year and 1 months

Service Charge: £3,399.5 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: E

EPC rating: C

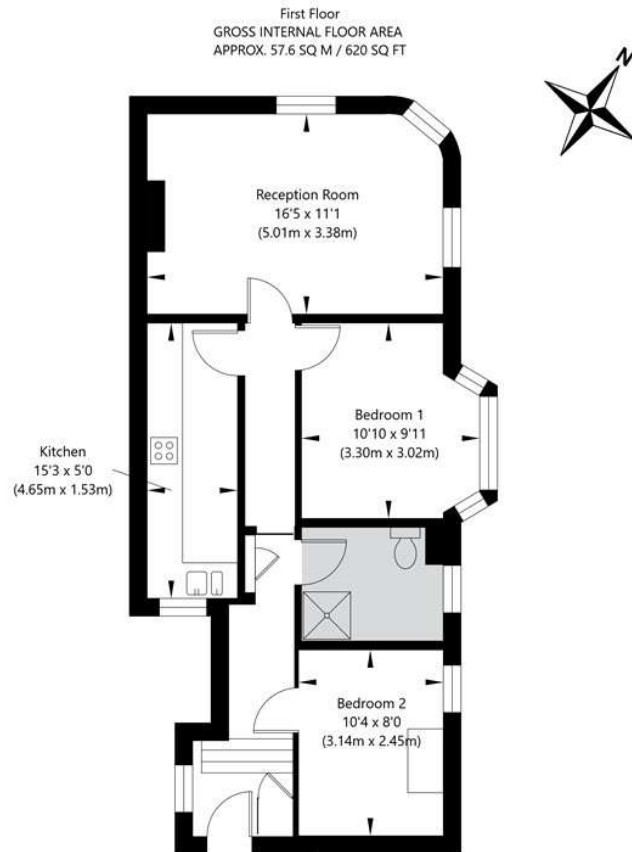
Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good Outdoor, Vairable In-home

Russell House, Eamont Street, London NW8 7DD



APPROXIMATE GROSS INTERNAL FLOOR AREA 57.6 SQ M / 620 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SJD250125>

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.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.