

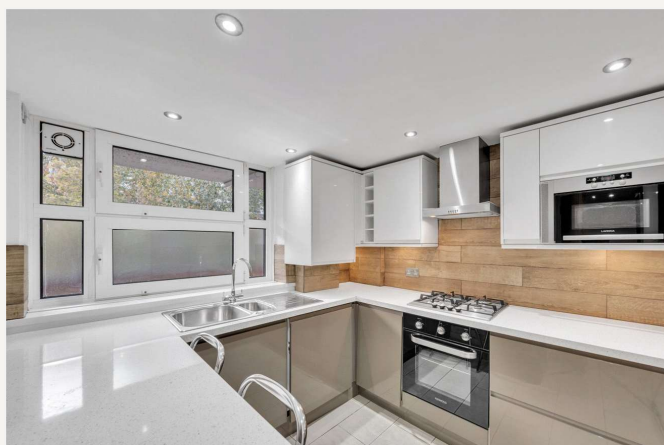


Eamont Court, St John's Wood, London, NW8

£850,000 *Share of Freehold*

3  1  2 

A spacious three bedroom, two bathroom apartment, located on the first-floor of this popular development, with a communal garden and passenger lift. Shannon Place is a peaceful, tree-lined street less than 100 metres away from both St John's Wood High Street and Regent's Park. The property is fully double glazed and is available to purchase with no onward chain. St John's Wood Underground Station (Jubilee Line) and Primrose Hill are both within 0.6 miles of the development.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Three Bedrooms
- Family Bathroom
- Shower Room
- Separate WC
- Reception Room
- Kitchen/Breakfast Room
- Communal Gardens
- Passenger Lift
- Share of Freehold





MATERIAL INFO

- Tenure:** Share of Freehold
- Term:** 954 year and 1 months
- Service Charge:** £4897.20 per annum
- Ground Rent:** £0 Annually (subject to increase)
- Council Tax Band:** F
- EPC rating:** C
- Electricity supply:** Mains Supply
- Sewerage supply:** Mains Supply
- Water supply:** Mains Supply
- Mobile signal:** Good Outdoor and In-home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

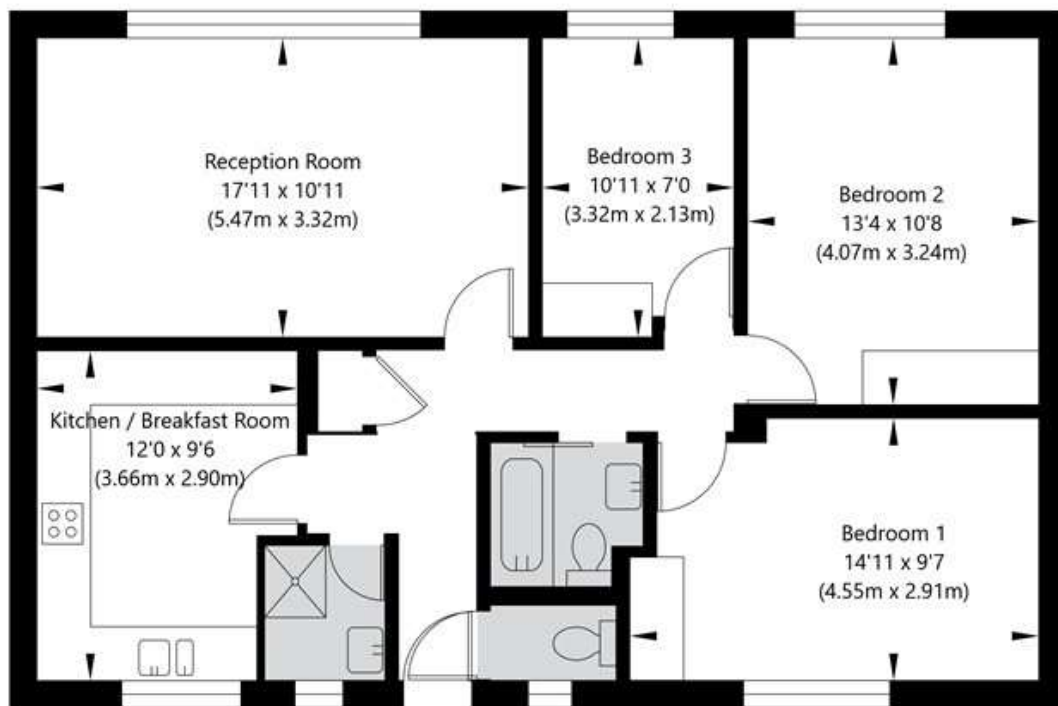
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD220171>

Eamont Court, Shannon Place, London NW8 7DN

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 79.46 SQ M / 855 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 79.46 SQ M / 855 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

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.