

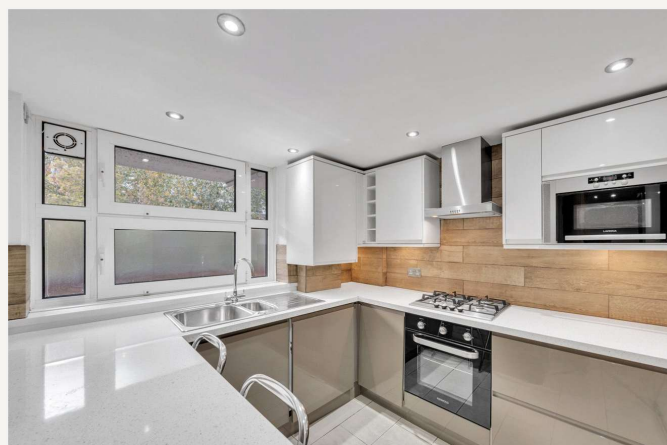


## Eamont Court, St John's Wood, London, NW8

£800,000 *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](mailto: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

**Lease Expiry Date:** 01/01/2980

**Service Charge:** £4,897.2 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** F

**EPC rating:** C







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

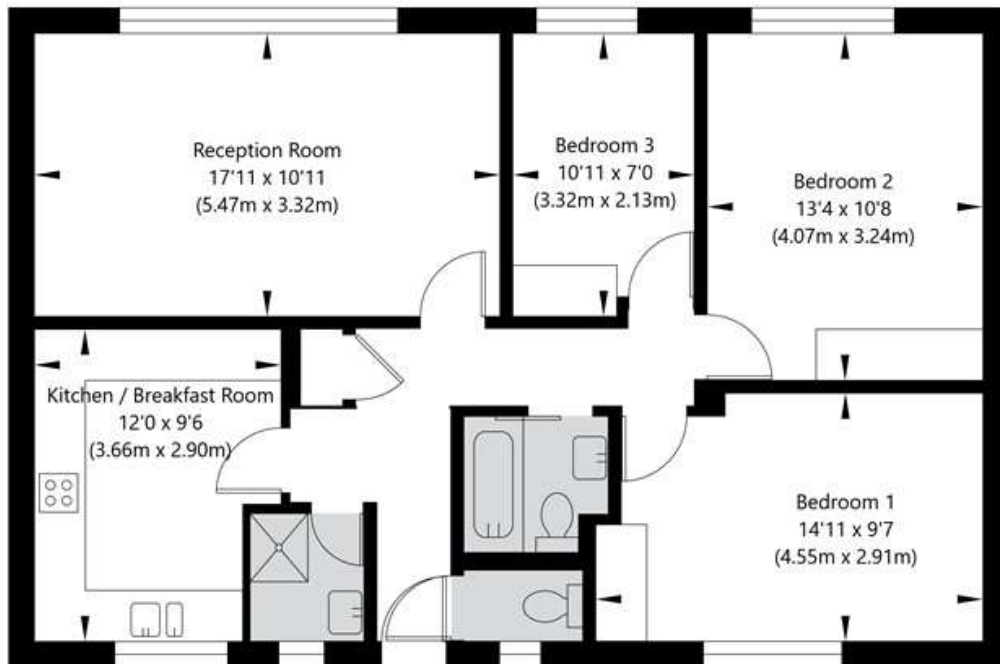
For more information, scan the QR code or visit the link below



<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.

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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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