



BIRLEY LODGE, ST JOHN'S WOOD, LONDON, NW8 £1,295,000 SHARE OF FREEHOLD

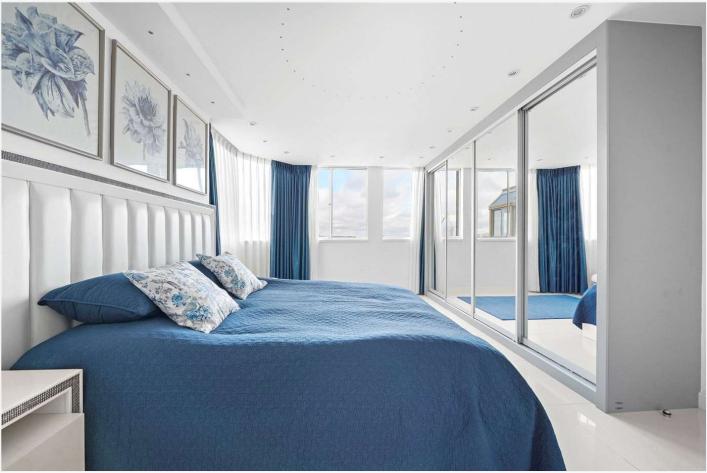
A two formally three bedroom sixth floor apartment (with lift) in this purpose built portered block opposite St John's Wood Underground Station (Jubilee Line). The property is presented in excellent decorative condition and has a beautiful view over the London skyline. Birley Lodge is located on Acacia Road within 100 metres of St John's Wood High Street with the open spaces of St John's Wood Church Gardens and Regents Park beyond.

Principle Bedroom with En-Suite Shower Room | Second Bedroom | Bathroom | Open Plan Kitchen/Reception Room | Porterage | Passenger Lift | Leasehold

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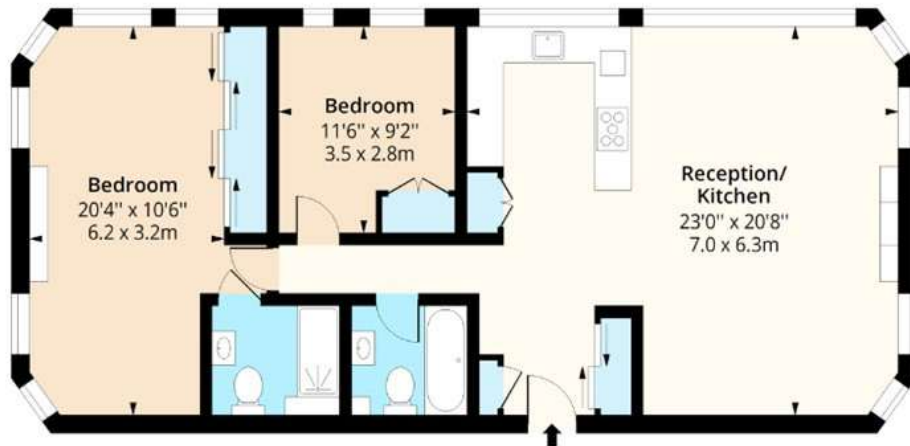
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Birley Lodge, NW8

Approx. Gross Internal Area 978 Sq Ft - 90.86 Sq M



Sixth Floor

Floor Area 978 Sq Ft - 90.86 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 25/2/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 28/09/2973

Service Charge: £9,482.92 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

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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