



## HANOVER GATE MANSIONS, ST JOHN'S WOOD, LONDON, NW1 £1,095,000 SHARE OF FREEHOLD

Situated on the raised ground floor of the popular Hanover Gate Mansions is this three bedroom apartment. The accommodation comprises of a reception room, kitchen, three bedrooms (En suite to the master) and a family bathroom. The property further benefits from a day porter, a lease of over 900 years and a share in the freehold. Situated on Park Road with a pleasant outlook from the windows; the flat is located on an equidistant 0.5 miles from the fantastic array of local amenities of Baker Street and St John's Wood High Street.

Hanover Gate Mansions has a secure car park to the rear of the building whereby some parking bays are currently available for rent or purchase by separate negotiation.

Principle Bedroom with En-Suite Bathroom | Two Further Bedrooms | Family Bathroom |  
Reception Room | Separate Kitchen | Day Portage | Share of Freehold

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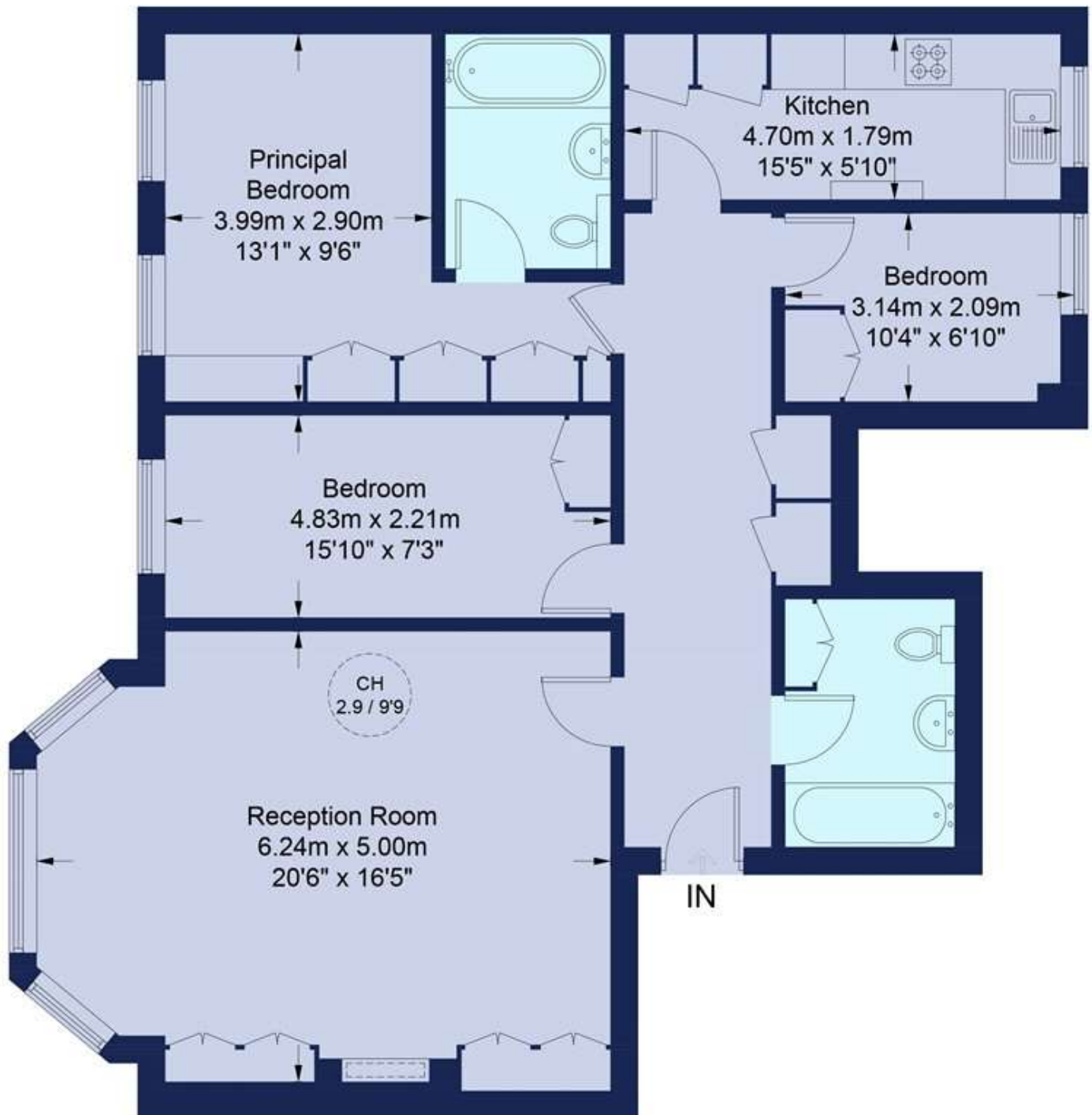


## Hanover Gate Mansions, NW1

Approximate Gross Internal Area = 94.9 sq m / 1022 sq ft  
(Excluding Reduced Headroom)

Reduced Headroom = 0.2 sq m / 2 sq ft

Total = 95.1 sq m / 1024 sq ft



**Raised Ground Floor**



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID966287)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold

**Term:** Expires - 24/06/3005

**Service Charge:** £5,356.8 per annum

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

**Council Tax Band:** F

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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