



BIRLEY LODGE, ST JOHN'S WOOD, LONDON, NW8 £1,275,000 LEASEHOLD

A fantastic three-bedroom, two-bathroom apartment with far-reaching East & South-facing views towards the City. This property has been fully renovated and is available for immediate occupation, with no onward chain. Birley Lodge is a secure, portered development, less than 50 metres away from St John's Wood Underground Station (Jubilee Line) and 100 metres away from the newly landscaped high street, with a rich selection of boutique shopping facilities and fine-dining restaurants. Furthermore, both Regent's Park and Lord's Cricket Ground are less than half a mile away.

Three Bedrooms | Two Bathrooms | Reception Room | Separate Kitchen | Lift | Portage | Leasehold

Winkworth

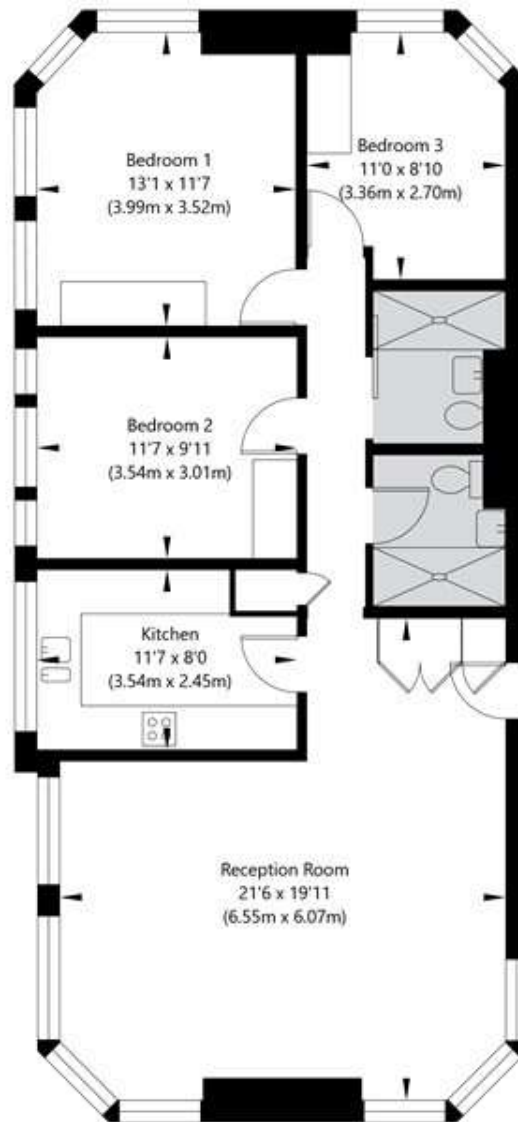
for every step...

winkworth.co.uk/st-johns-wood



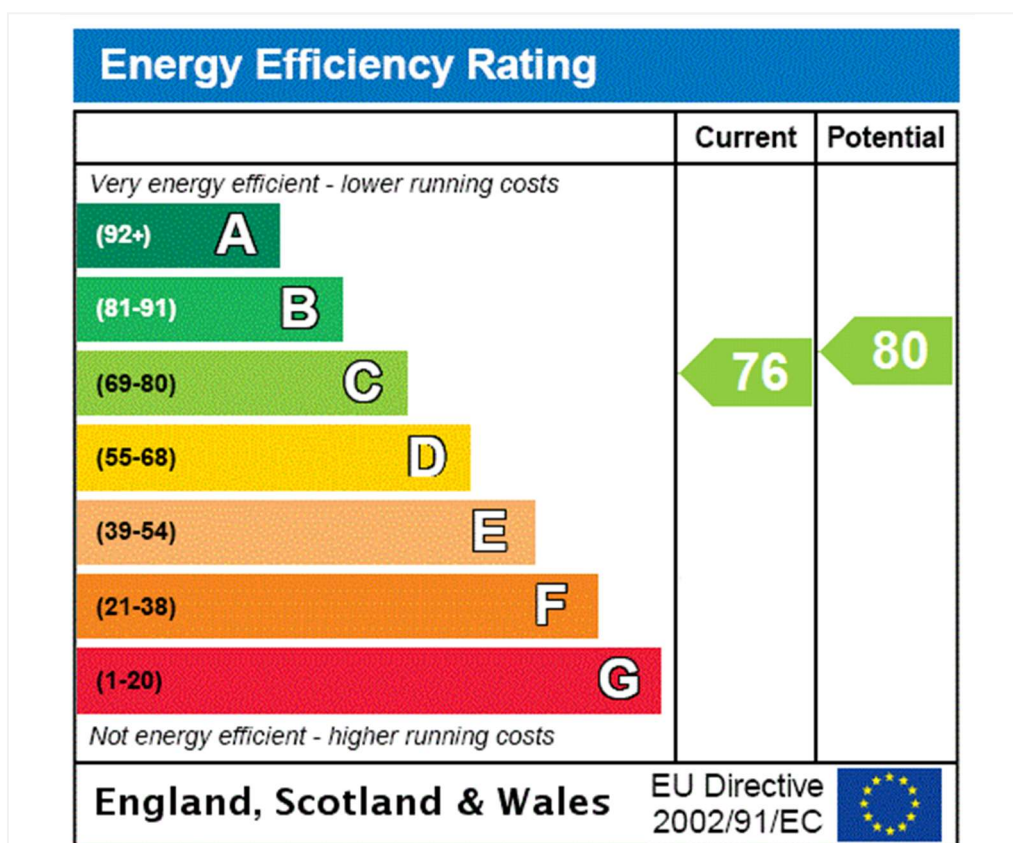
Birley Lodge, 63 Acacia Road, London NW8 6BJ

Fifth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 89.77 SQ M / 966 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 89.77 SQ M / 966 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



Tenure: Leasehold

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001

stjohnswood@winkworth.co.uk

winkworth.co.uk/st-johns-wood

Winkworth

for every step...

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.