



Swallow House, St John's Wood, London, NW8

£795,000 *Leasehold*



A spacious four-bedroom apartment (963 sq ft) located only a few hundred metres away from St John's Wood High Street and Regent's Park offered for sale with a newly extended lease and no onward chain. The property further benefits from double-glazing throughout, a separate eat-in kitchen and an en-suite bath/shower room to each bedroom. St Johns Wood Underground Station is less than half a mile away (Jubilee Line) with Baker Street approximately one mile away. Should you wish to let this property out, we would anticipate an annual rental income of at least £60,000 per annum which at the current asking price is a gross yield of 7.5 %.



Winkworth St John's Wood

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KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms with En-Suites
- Guest WC
- Separate Kitchen/Breakfast Room
- Reception Room with Balcony
- Private Balcony off the Second Bedroom
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 04/10/2168

Service Charge: £4,122.84 per annum

Ground Rent: £60 Annually (subject to increase)

Council Tax Band: E

EPC rating: C





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

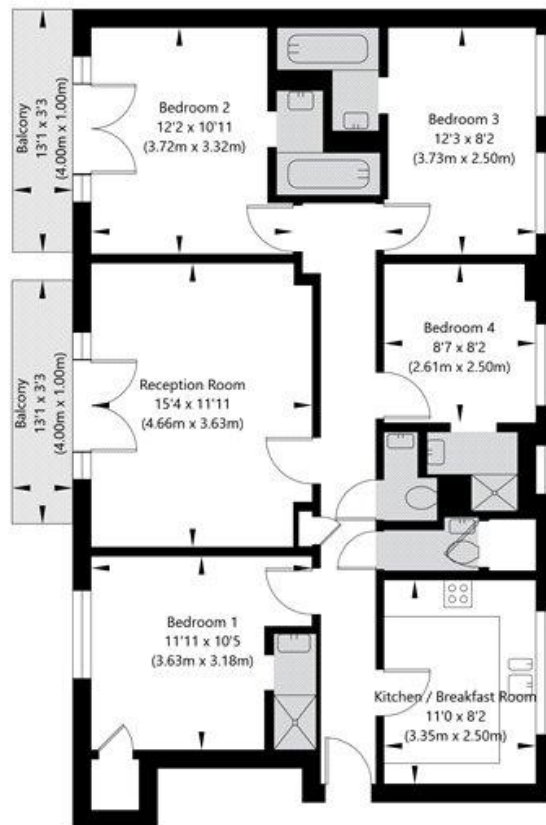
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<https://www.winkworth.co.uk/sale/property/SJD260146>

Swallow House, London, NW8 7BD

5th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 89.47 SQ M / 963 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 89.47 SQ M / 963 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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