



## HANOVER HOUSE, LONDON, NW8 £3,575,000 SOLE AGENT Subject to contract

A substantial (2418sq ft) four bedroom family apartment situated on the fifth floor of this prestigious mansion-style block superbly located on the High Street with picturesque views over the St John's Wood Church Gardens. This sought after apartment features large windows throughout which provides an abundance of natural light, comprising two intercommunicating reception rooms, separate eat-in kitchen, principal bedroom with en suite, second double bedroom with en suite, two further bedrooms and one family bathroom. There is an additional guest cloakroom. This rarely available apartment benefits from passenger lift access, portorage and very well presented communal areas.

Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

Four Bedrooms | Four Bathrooms | Double Reception Room | Fully Intergrated Kitchen | Lift Access | Portorage | Additional Loft Storage (Not Demised) | Share of Freehold | Largest Flat in Hanover House

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**Winkworth**

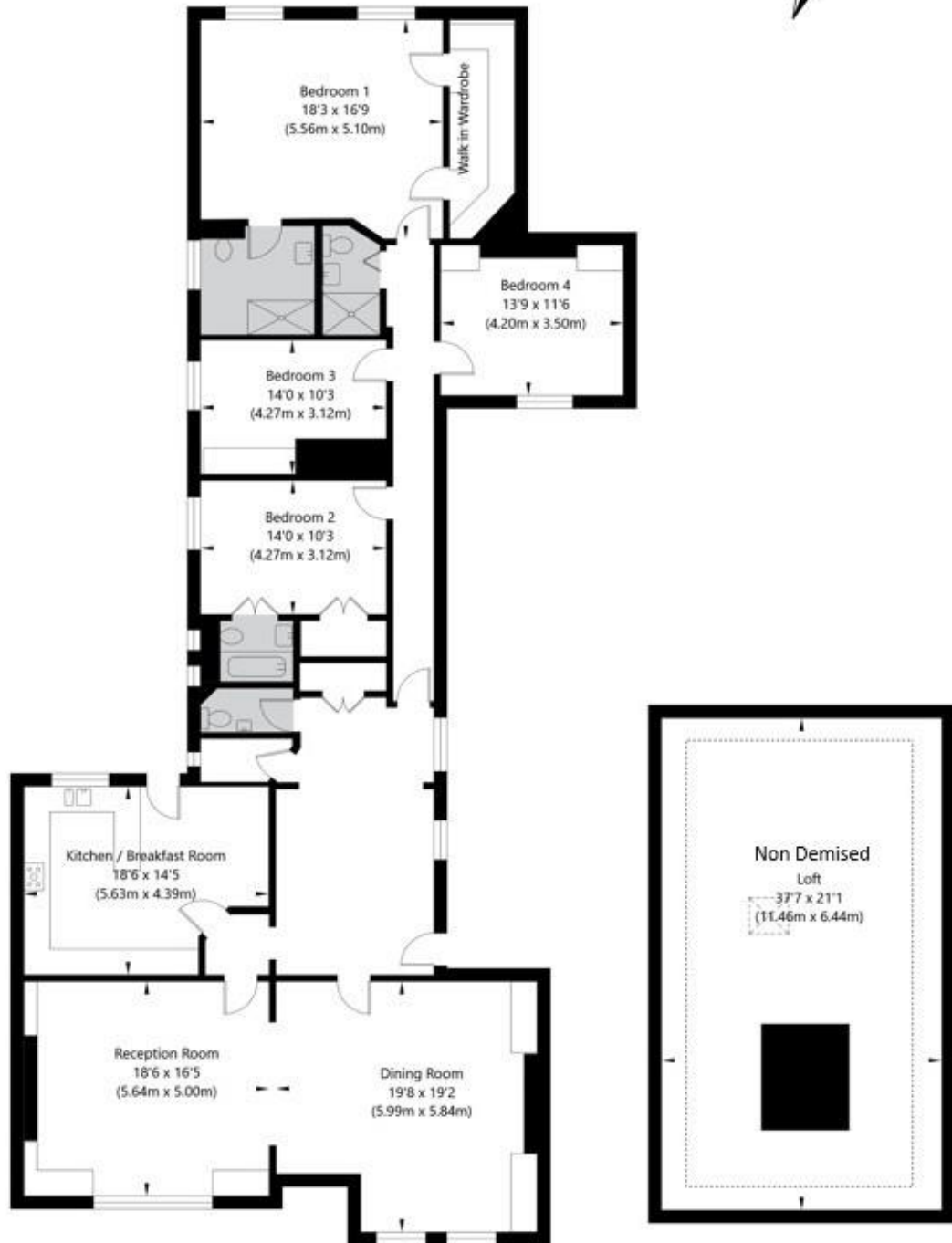
For every step...



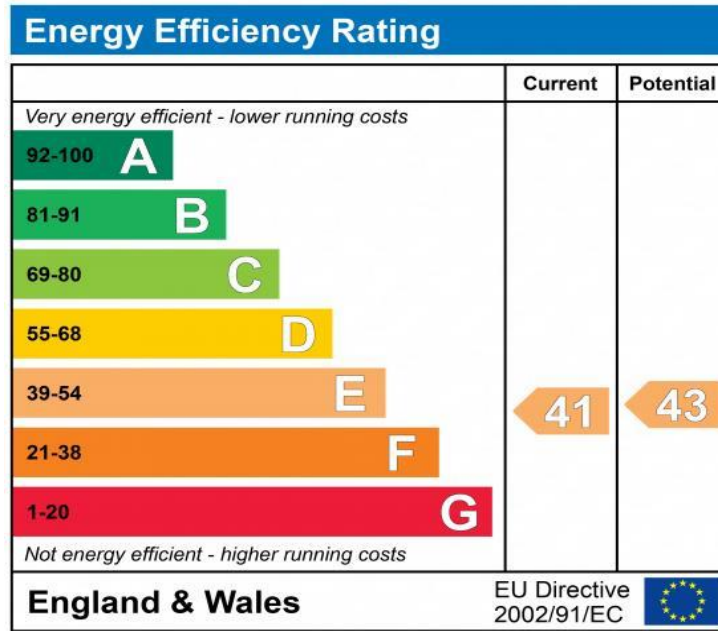


Hanover House, London NW8 7DY

Fifth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 224.63 SQ M / 2418 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 224.63 SQ M / 2418 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.



**Tenure:** Share of Freehold

**Term:** 999 years from 01/01/2004

**Service Charge:** £10,511.22 Paid Six Monthly (inc Reserve Fund)

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

**NOTES:**

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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