

## CAMERON HOUSE, ST JOHN'S WOOD, LONDON, NW8 £475,000 LEASEHOLD

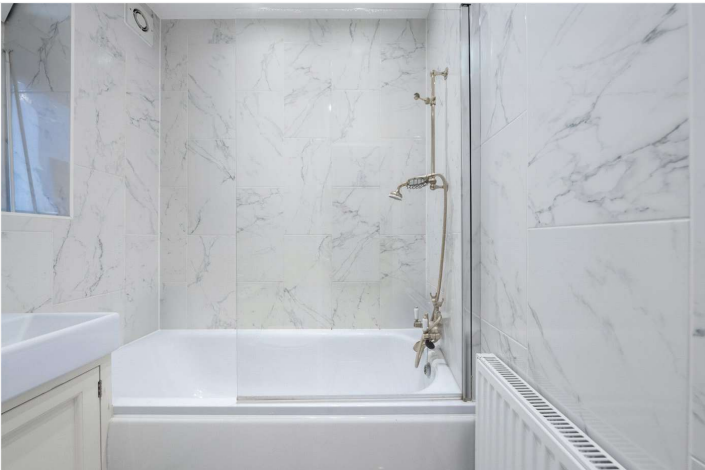
A well-proportioned, one bedroom apartment located on the second-floor of this purpose-built development less than 200 metres away from both St John's Wood High Street and Regent's Park. The property benefits from double glazing throughout, an independent heating system and a private balcony overlooking communal gardens. Furthermore, both Lord's Cricket Ground and St John's Wood Underground Station (Jubilee Line) are less than half a mile away.

Bedroom | Reception Room | Kitchen | Bathroom | Balcony | Communal Gardens | Leasehold

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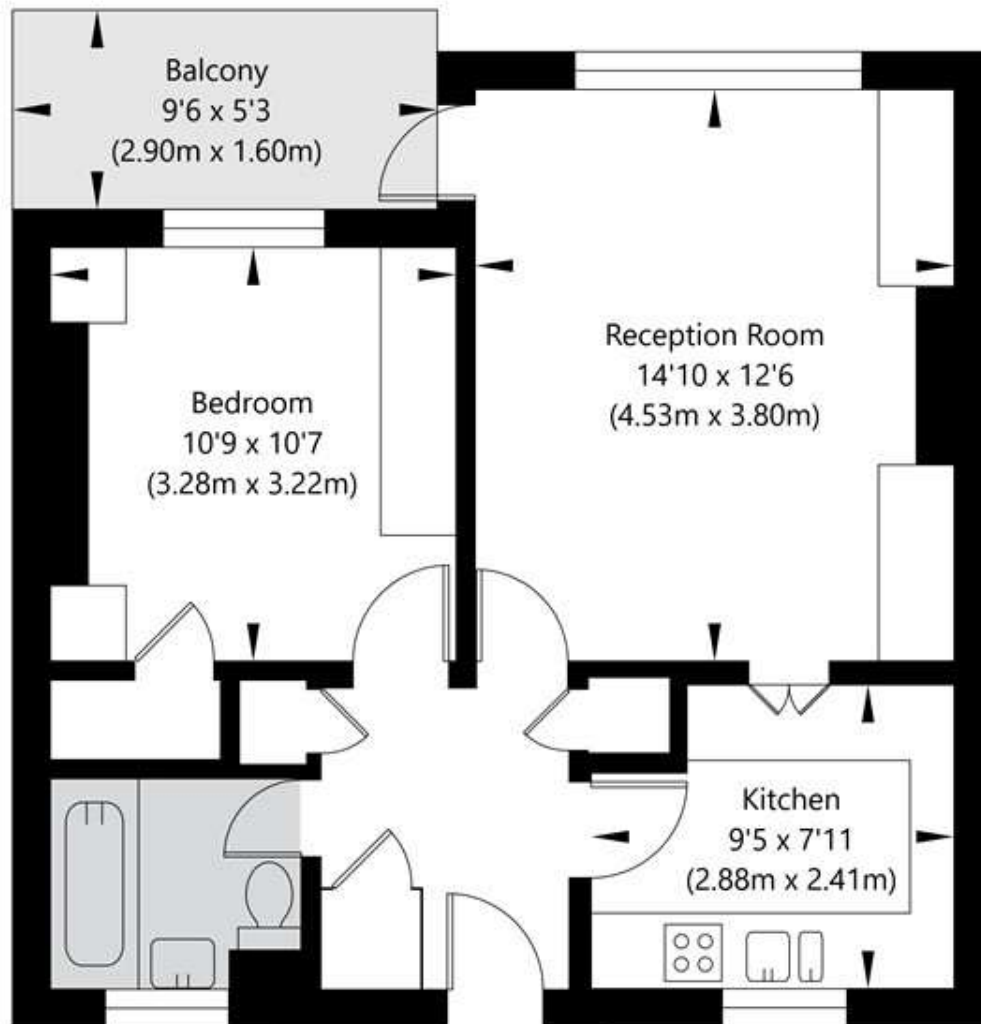
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Cameron House, St John's Wood Terrace, London NW8 6LR

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 46.9 SQ M / 505 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 46.9 SQ M / 505 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 17/11/2196

**Service Charge:** £1,153.89 per annum

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

**Council Tax Band:** C

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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**St John's Wood** | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

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