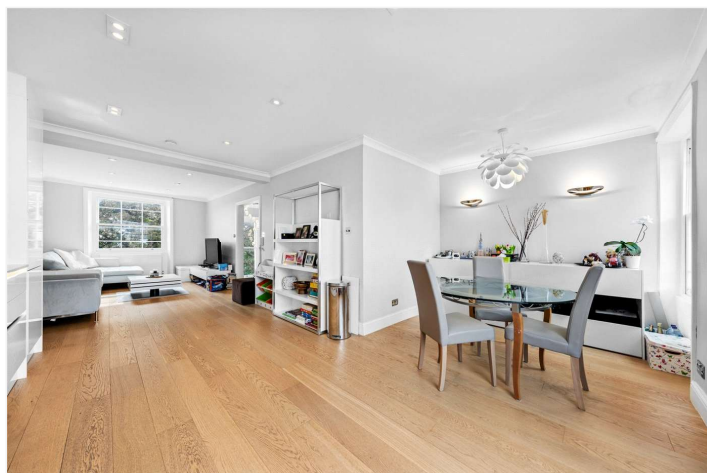




## ALMA SQUARE, ST JOHN'S WOOD, LONDON, NW8 £1,500,000 LEASEHOLD

A modern, open-plan three-bedroom duplex apartment with fantastic natural light throughout. The current owners have carefully re-designed this property, whilst maintaining and improving some of its original period features, such as replacement Georgian sash windows from Accoya, which are still under guarantee. The oak engineered wooden flooring has acoustic underlay, and the aspect from the top floor offers open views between the houses opposite. Alma Square is a well-regarded, peaceful, tree-lined street with a gated residents' garden, positioned just behind Abbey Road. Lord's Cricket Ground, St John's Wood High Street & Underground Station (Jubilee Line) and Regent's Park are all within a half mile radius of this handsome period conversion.

Three Bedrooms | Bathroom | Shower Room | Open Plan Kitchen/Reception Room | Leasehold

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## Alma Square, London NW8 9QA



APPROXIMATE GROSS INTERNAL FLOOR AREA 100.53 SQ M / 1082 SQ FT  
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 99.25 SQ M / 1069 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** Expires - 01/02/2174

**Service Charge:** £8,520 per annum

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

**Council Tax Band:** D

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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