



## WILLIAM COURT, ST JOHN'S WOOD, LONDON, NW8 £825,000 LEASEHOLD

A wonderful, two double-bedroom, two-bathroom apartment, with direct access to a communal garden, located on the raised-ground floor of this secure, portered development. The property is fully triple-glazed throughout and benefits from a fully-fitted kitchen with a breakfast / dining area, which leads on to a c24ft reception area, with high ceilings throughout. William Court is positioned on a delightful tree-lined street, less than half a mile away from Lord's Cricket Ground, St John's Wood High Street and Underground Station (Jubilee Line). Furthermore, both Regent's Park and Primrose Hill are within a one-mile radius.

Principal Bedroom with En-Suite Bathroom | Second Bedroom | Shower Room |  
Kitchen/Breakfast Room | Reception Room | Communal Decked Terrace | Portage | Leasehold

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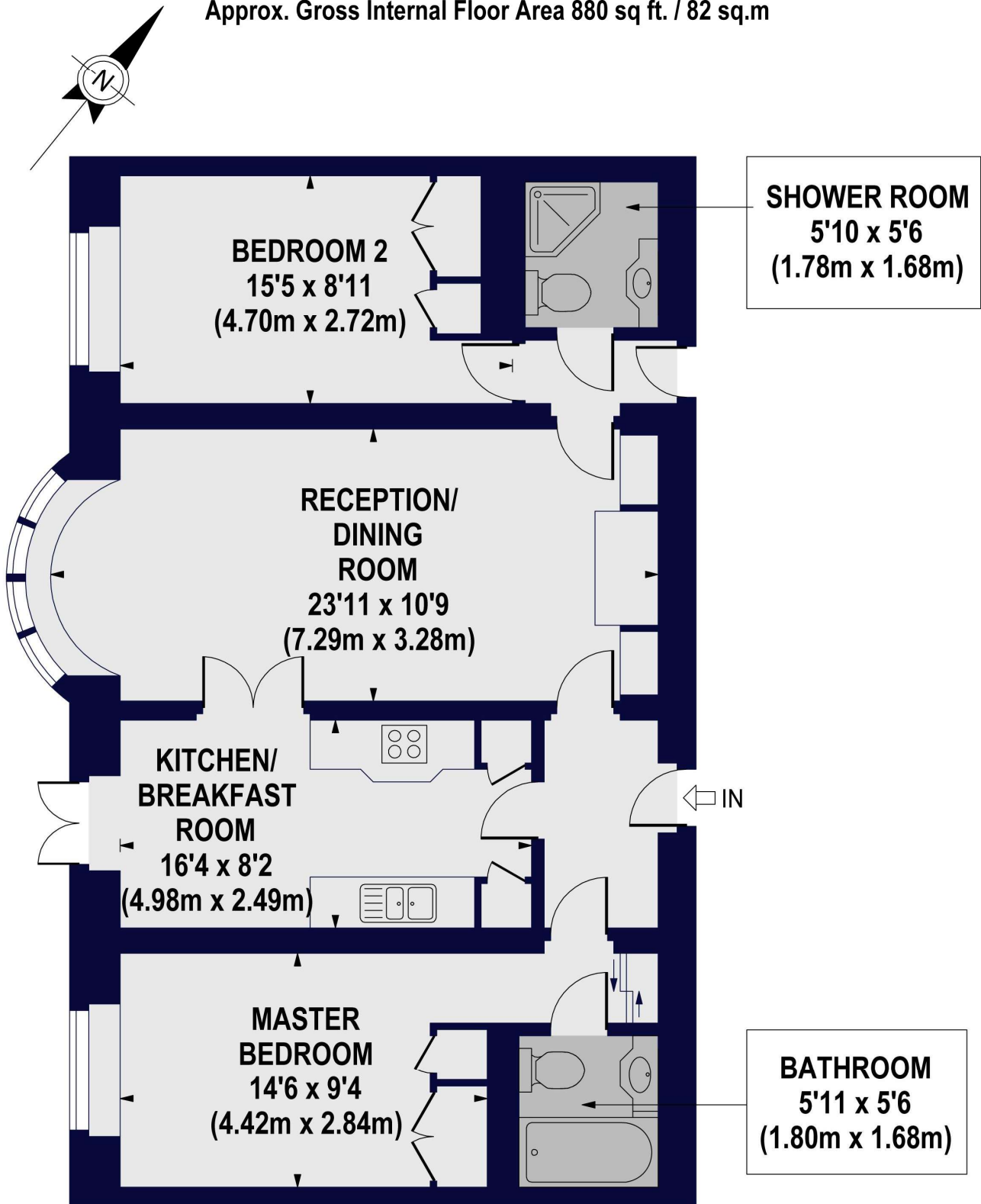






**WILLIAM COURT,  
HALL ROAD, NW8 9PA**

Approx. Gross Internal Floor Area 880 sq ft. / 82 sq.m



**RAISED GROUND FLOOR**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.40157

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

**Tenure:** Leasehold

**Term:** Expires - 25/03/2122

**Service Charge:** £10,249.4 per annum

**Ground Rent:** £225 Annually (subject to increase)

**Council Tax Band:** F

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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