



## ACACIA ROAD, LONDON, NW8 £1,550,000 LEASEHOLD

A stunning three bedroom third floor apartment (with lift) in this purpose built portered block opposite St John's Wood Underground Station (Jubilee Line). The property is presented in excellent decorative condition. Birley Lodge is located on Acacia Road within 100 metres of St John's Wood High Street with the open spaces of St John's Wood Church Gardens and Regents Park beyond

Principal Bedroom with En-Suite Bathroom | Two Further Bedrooms | Shower Room | Open Plan Kitchen/Reception Room | Passenger Lift | Porterage | Leasehold

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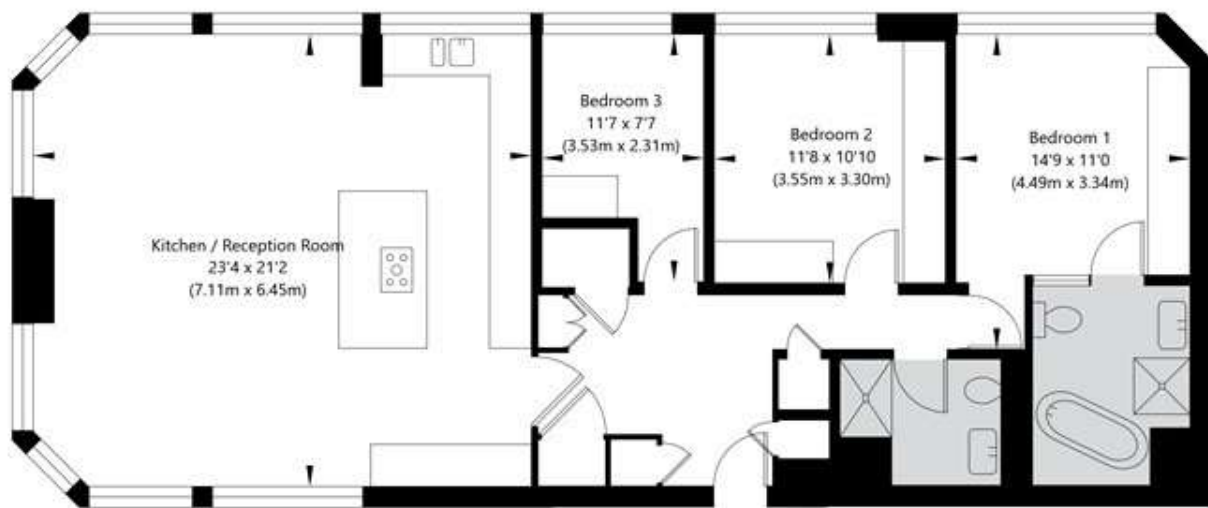
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## Birley Lodge, 63 Acacia Road, London NW8 6BJ

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 105.33 SQ M / 1134 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 105.33 SQ M / 1134 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	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 01/01/2973

**Service Charge:** £10,004.48 per annum

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

**Council Tax Band:** G

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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