



WELLINGTON COURT, ST JOHN'S WOOD, LONDON, NW8 £1,150,000 LEASEHOLD

We are pleased to present this incredibly bright, three bedroom penthouse apartment, which benefits from far-reaching south-easterly views towards Primrose Hill and The City. The property is in good decorative order throughout and offers flexible living accommodation, with an office / lobby area as you enter the flat, an open-plan kitchen / breakfast area, a reception room and two bathrooms (one of which is en-suite to the main bedroom) plus a guest WC. This secure development benefits from 24 hour portage, a passenger lift and is located directly opposite St John's Wood Underground Station and High Street not to mention both Lord's Cricket Ground and Regent's Park are less than half a mile away.

Furthermore, there is a rarely available secure lock-up garage assigned to this particular property.

Penthouse | Three Bedrooms | Open Plan Kitchen | Reception Room | En-Suite Bathroom | Family Bathroom | Guest WC | 24 Hour Portage | Lift Access | Secure Lock-up Garage | Leasehold

Winkworth

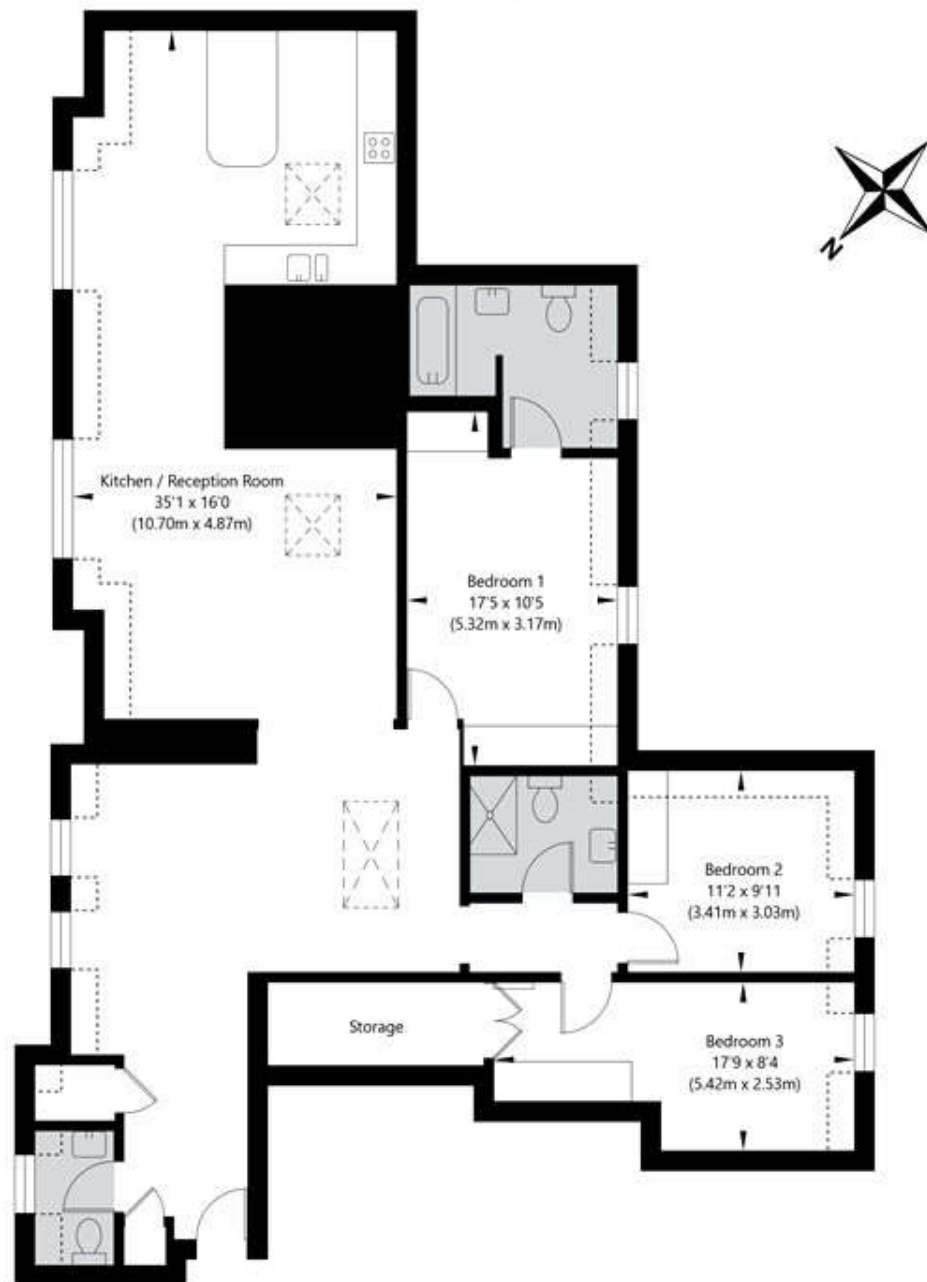
for every step...

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Wellington Court, Wellington Road, London NW8 9TB

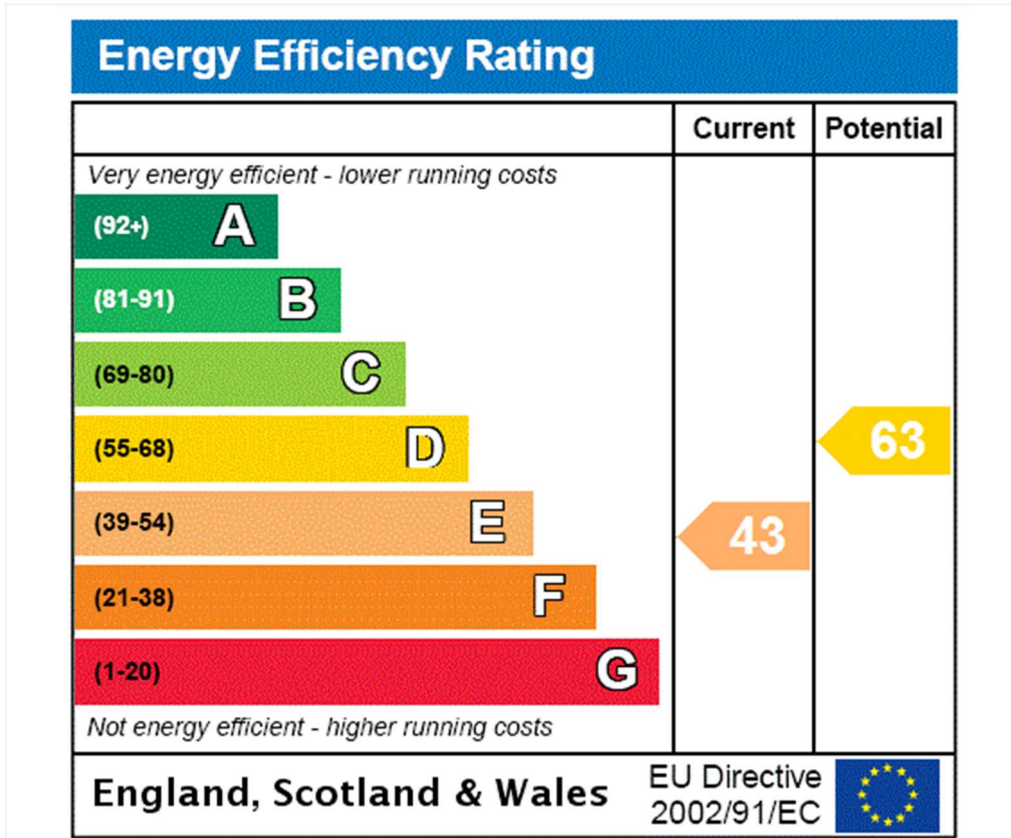
7th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 136.19 SQ M / 1466 SQ FT
USABLE FLOOR AREA 121.85 SQ M / 1312 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 136.19 SQ M / 1466 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 121.85 / 1312 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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Tenure: Leasehold

Term: Expires - 25/03/2134

Service Charge: £15,744.36 per annum

Ground Rent: £10 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



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