



CARLTON HILL, ST JOHN'S WOOD, LONDON, NW8 £750,000 LEASEHOLD

A rarely available, one bedroom apartment located on the raised ground floor of this handsome Georgian conversion. The property benefits from high ceilings, a modern fitted kitchen and bathroom, as well as traditional sash windows to the front aspect with UPVC double glazed windows to the rear. Conveniently located on this peaceful, tree-lined street, just off the world-famous Abbey Road, with transport links such as St John's Wood & Swiss Cottage Underground Stations (Jubilee Line) and Maida Vale Underground (Bakerloo Line) all within a one-mile radius. Not to mention Regent's Park, Primrose Hill and Paddington Recreation Ground all within a 1.5 mile radius.

Bedroom | Bathroom | Separate Kitchen | Reception Room | Leasehold

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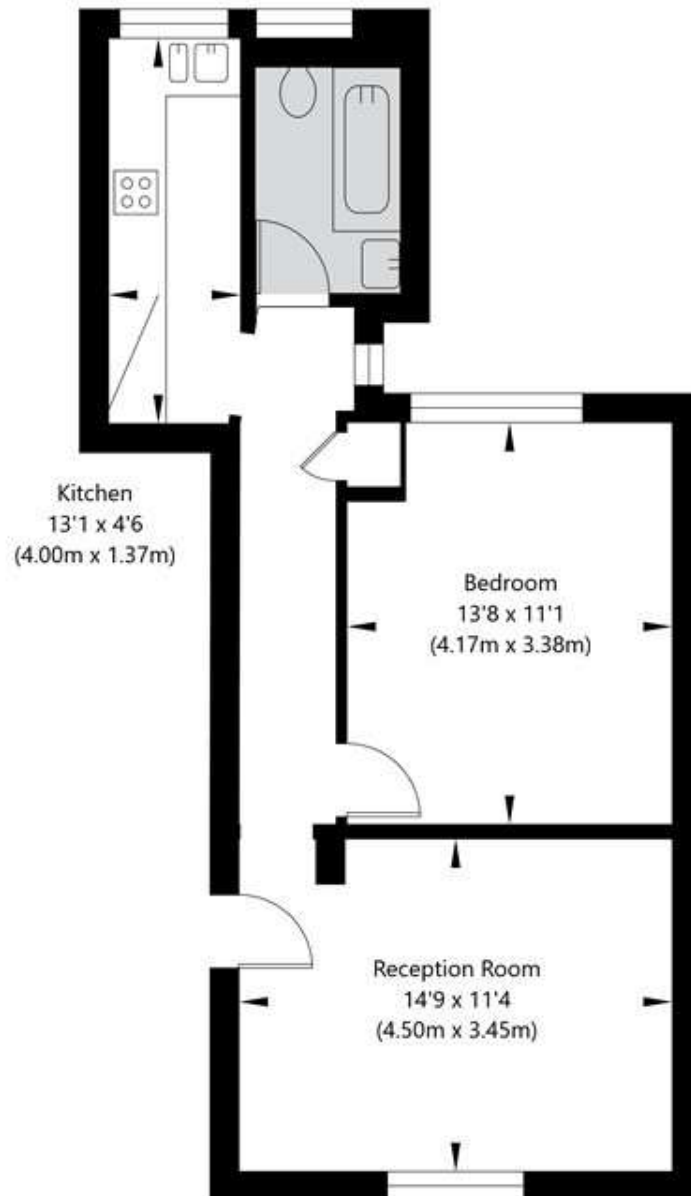
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Carlton Hill, London NW8 0EN

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.42 SQ M / 500 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 46.42 SQ M / 500 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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 01/01/2164

Service Charge: £2,048 per annum

Ground Rent: £0 Annually

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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