



IMPERIAL COURT, ST JOHN'S WOOD, LONDON, NW8 £3,870,000 LEASEHOLD

A spacious four/five-bedroom apartment, with four bathrooms directly opposite Regent's Park. The property benefits from a 25ft dual-aspect reception room, which leads on to a private terrace, facing the park. Located on the first-floor of this secure, portered development with a residents' gym and underground parking. This superb location gives easy access to both Regent's Park (100 metres away) and Primrose Hill (0.5 miles away) as well as the recently landscaped St John's Wood High Street and Underground Station (Jubilee Line) 0.7 miles away.

Principle Bedroom with En-suite | Four Further Bedrooms | Two Bathrooms | Reception Room with Private Balcony | Dining Room with Private Balcony | Separate Kitchen | Laundry | Passenger Lift | Portage | Residents Gym | Underground Parking | Leasehold

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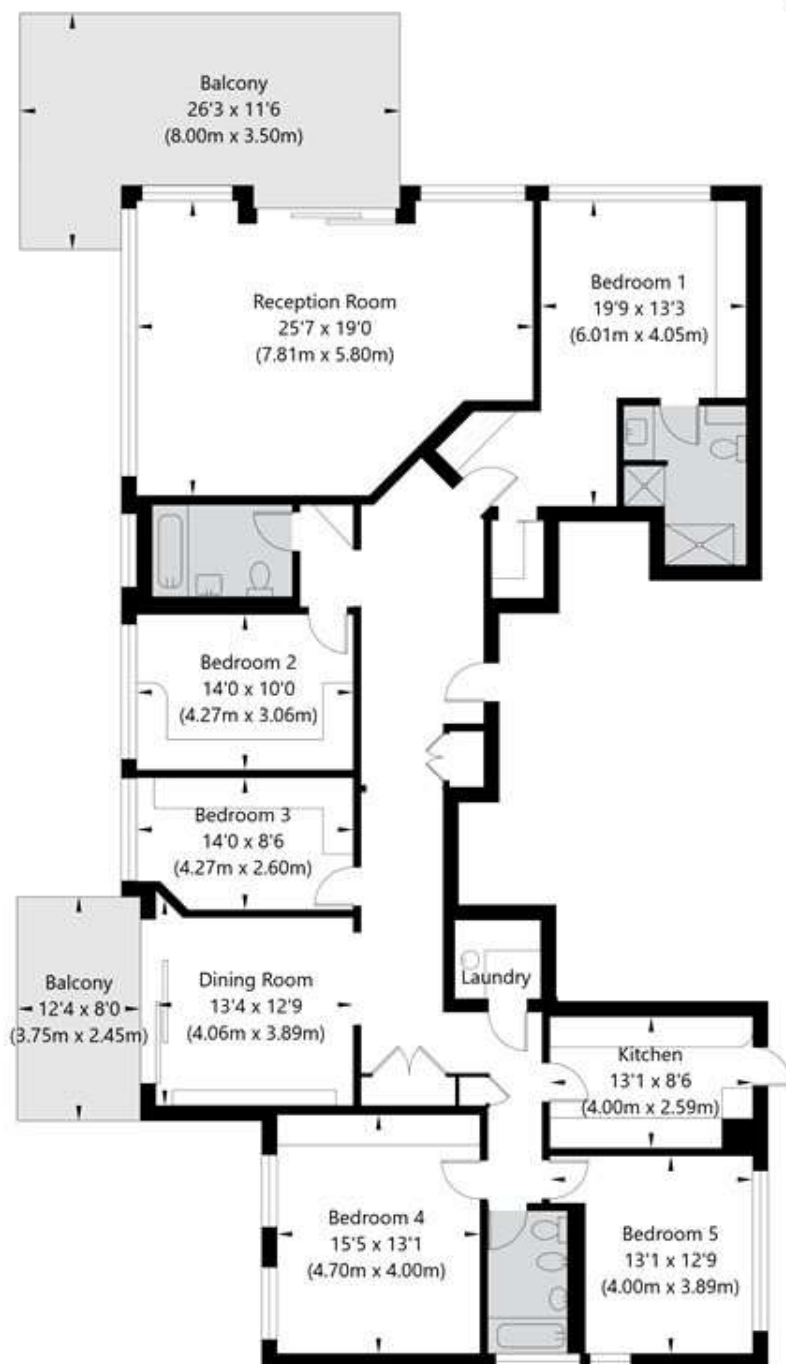
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Imperial Court London NW8 7PT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 208.62 SQ M / 2246 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 208.62 SQ M / 2246 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		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 18/03/2976

Service Charge: £54,875.96 per annum

Ground Rent: £1 Annually (subject to increase)

Council Tax Band: H

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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