



EYRE COURT, ST JOHN'S WOOD, LONDON, NW8 **£700,000 SHARE OF FREEHOLD**

A spacious two double-bedroom apartment (946 sq ft), located within one of St John's Wood's most reputable developments, Eyre Court. This secure building benefits from 24hr portorage, communal heating and hot water and is located less than 100 metres away from the Underground Station (Jubilee Line) and is less than half a mile away from St John's Wood High Street and Lord's Cricket Ground. Both Regent's Park and Primrose Hill are within a one-mile radius and the property is offered for sale with no onward chain.

Principal Bedroom | Second Bedroom | Separate Kitchen | Reception Room | Bathroom |
Separate WC | 24hr Portorage | Communal Heating and Hot Water | Residents' Parking |
Leasehold

Winkworth

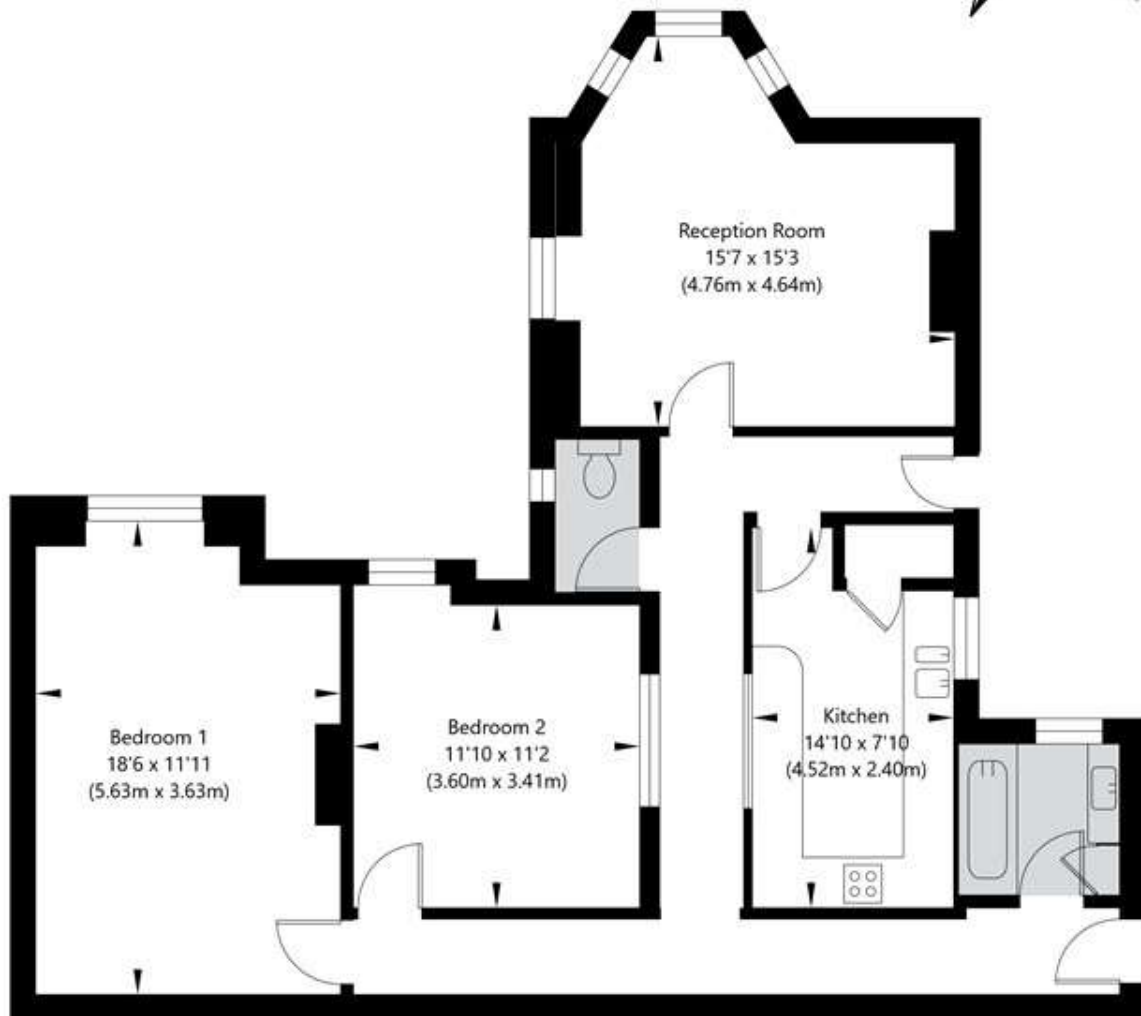
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Eyre Court, Finchley Road, London NW8 9TX

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 87.86 SQ M / 946 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 87.86 SQ M / 946 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 | | 73 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Share of Freehold

Term: Expires - 25/12/2997

Service Charge: £9645.1 per annum

Ground Rent: £ 0 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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