



## Mortimer Court, St John's Wood, London, NW8

£375,000 *Share of Freehold*



A well-appointed studio apartment, located on the first-floor of this charming, mock-tudor development. The property has a modern decor throughout, a fold-down double bed, a fully-fitted kitchen plus the added benefit of a separate storage locker in the basement. Located on Abbey Road, this property is less than half a mile away from St John's Wood High Street, Underground Station (Jubilee Line), not to mention both Lord's Cricket Ground and Regent's Park within a one mile radius.



**Winkworth St John's Wood**

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## KEY FEATURES

- Studio
- Separate Kitchen
- Bathroom
- Separate Storage Unit
- Passenger Lift
- Communal Gardens
- Share of Freehold



## MATERIAL INFO

**Tenure:** Share of Freehold

**Lease Expiry Date:** 01/01/3019

**Service Charge:** £7,007.07 per annum

**Service Charge Note:** Includes Reserve Fund Contribution of £2,952.74 per annum

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

**Council Tax Band:** D

**EPC rating:** C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

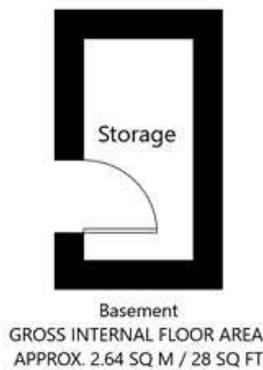
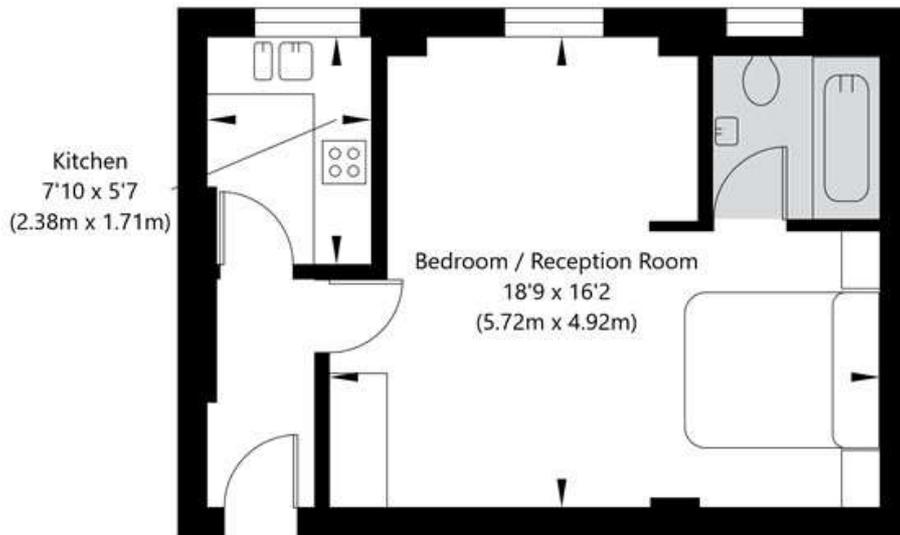
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260068>

# Mortimer Court, Abbey Road, London NW8 9AB

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 34.39 SQ M / 370 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 37.03 SQ M / 398 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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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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