

## REGENT COURT, LONDON, NW8 £535,000 LEASEHOLD

A spacious one-bedroom apartment, located on the third-floor of this secure portered development, with residents' parking and a gymnasium, plus a communal garden. The property has been fully renovated throughout, and benefits from an open-plan kitchen with quartz counter-tops, as well as a herringbone oak effect laminate flooring and double-glazed windows throughout. The development is located less than half a mile away from Regent's Park and is just under a mile away from St John's Wood Underground Station (Jubilee Line) as well as Baker Street Underground Station (Bakerloo, Jubilee, Metropolitan, Circle and Hammersmith & City lines). Furthermore, the flat is offered for sale with no onward chain.

Double Bedroom | Reception Room | Private Balcony | Modern Decor | Passenger Lifts | 24-hour Porter | Residents' Parking | Gymnasium | Communal Garden

**Winkworth**

for every step...

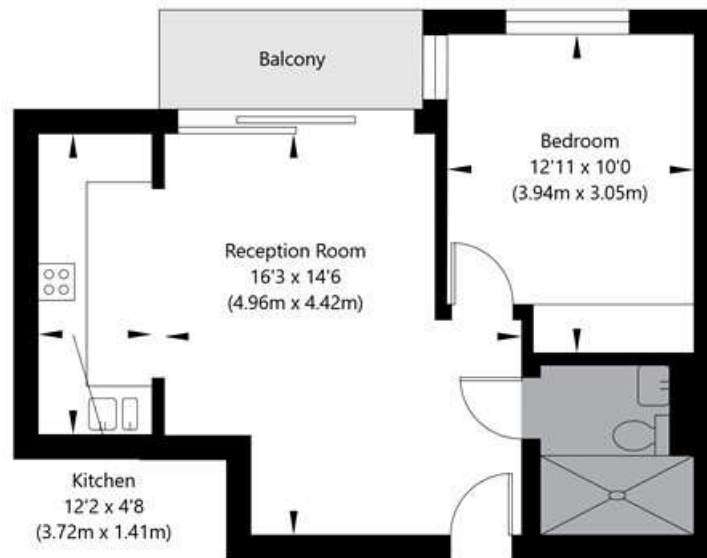
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## Regent Court, 1 North Bank, London NW8 8UN

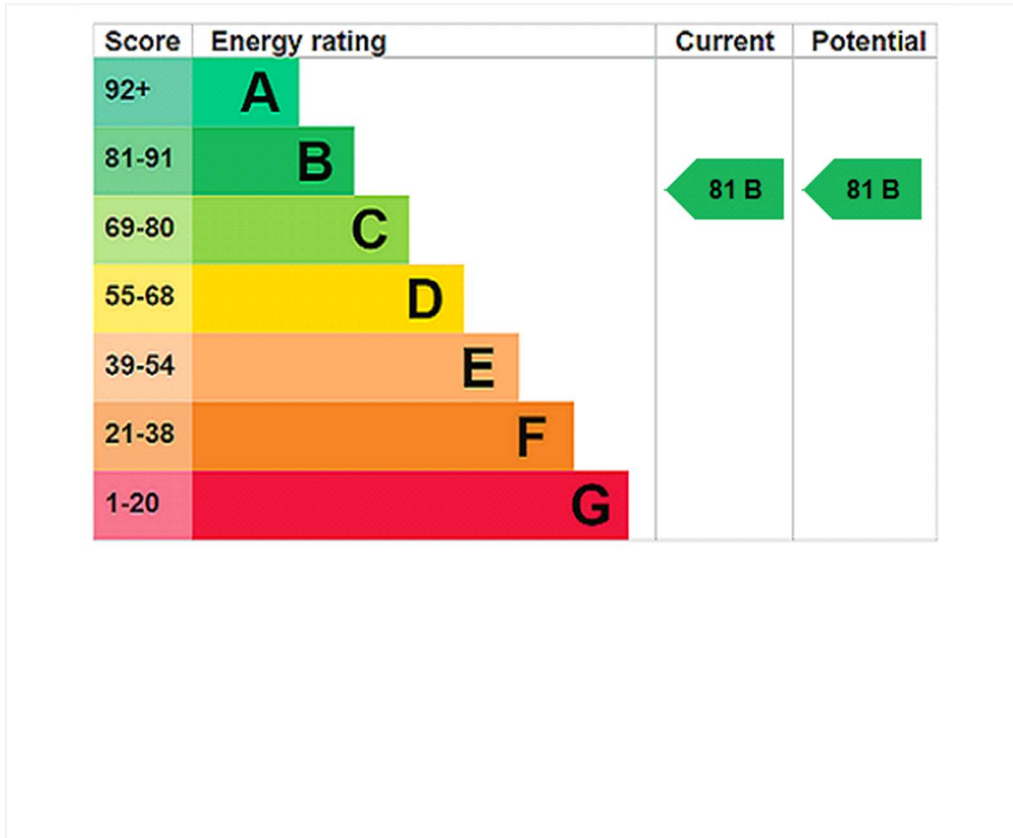
Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 40.73 SQ M / 438 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 40.73 SQ M / 438 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 01/01/2995

**Service Charge:** £3,481.32 per annum

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

**Council Tax Band:** E

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](mailto:stjohnswood@winkworth.co.uk)



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