



Reynolds House, St John's Wood, London, NW8

OIEO £375,000 *Leasehold*



A bright, first-floor studio apartment which benefits from a spacious reception/bedroom area (16ft 9"x 12ft 6") which leads directly on to a private, south-facing balcony. The property is double-glazed throughout, has a separate kitchen and is located only 100 metres away from St John's Wood High Street. Lord's Cricket Ground, Regent's Park and St John's Wood Underground Station (Jubilee Line) are all within half a mile radius. There is also a residents' car park, subject to application & availability.



Winkworth St John's Wood

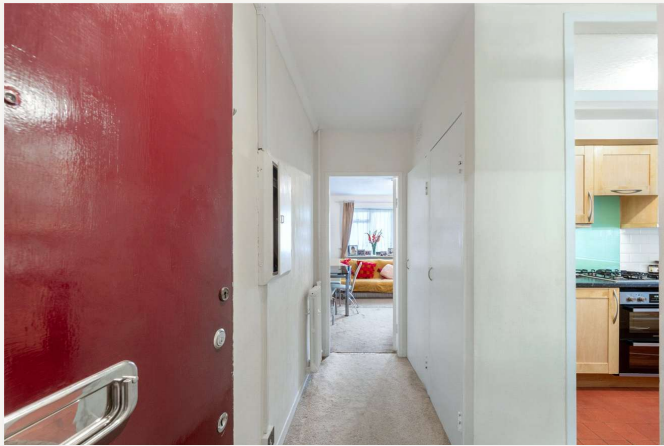
020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Studio Apartment
- Separate Kitchen
- Shower Room
- Private Balcony
- Passenger Lift
- Leasehold





MATERIAL INFO

Tenure: Leasehold

Term: 85 years

Service Charge: £2,494.77 per annum

Service Charge Note: Includes Heating and Hot Water

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

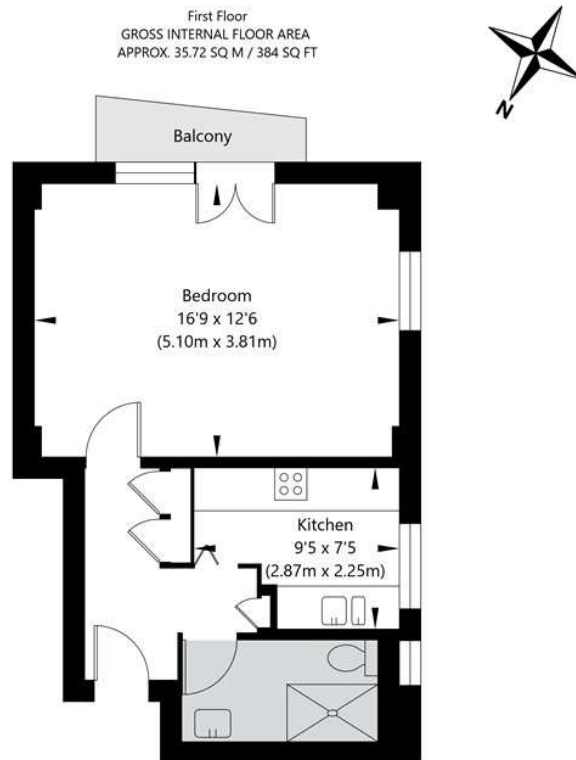
Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good Outdoor and In-Home

Reynolds House, Wellington Road, London NW8 9ST



APPROXIMATE GROSS INTERNAL FLOOR AREA 35.72 SQ M / 384 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	64 D	71 C
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/SJD250258>

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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