



## LANGFORD COURT, ST JOHN'S WOOD, LONDON, NW8 £325,000 LEASEHOLD

A bright studio apartment set on the third-floor of this secure, portered development, which benefits from two passenger lifts, communal heating and hot water, plus a communal garden. This development is conveniently located less than half a mile away from St John's Wood High Street and Underground Station (Jubilee line) not to mention Lord's Cricket Ground, Regent's Park and the Abbey Road Studios all within the immediate vicinity. The property is offered for sale with no onward chain and can be sold with vacant possession.

Studio Room | Bathroom | Kitchen | Communal Heating | Communal Hot Water | Entrance  
Phone | Passenger Lift | Portage | Leasehold

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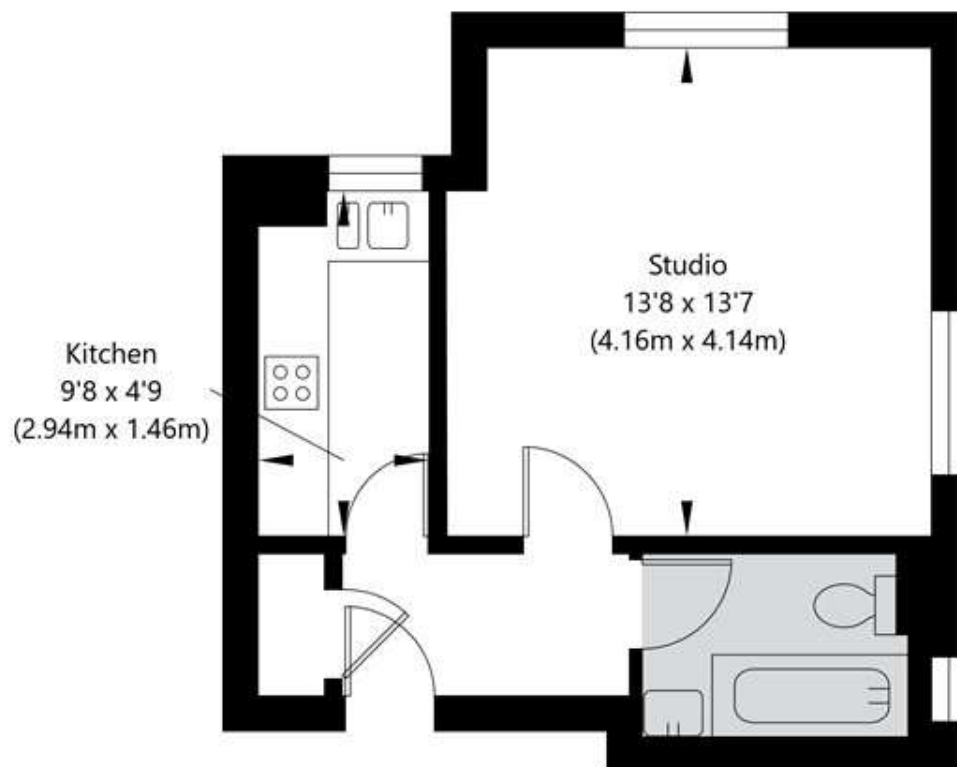
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## Langford Court, Abbey Road, London NW8 9DN

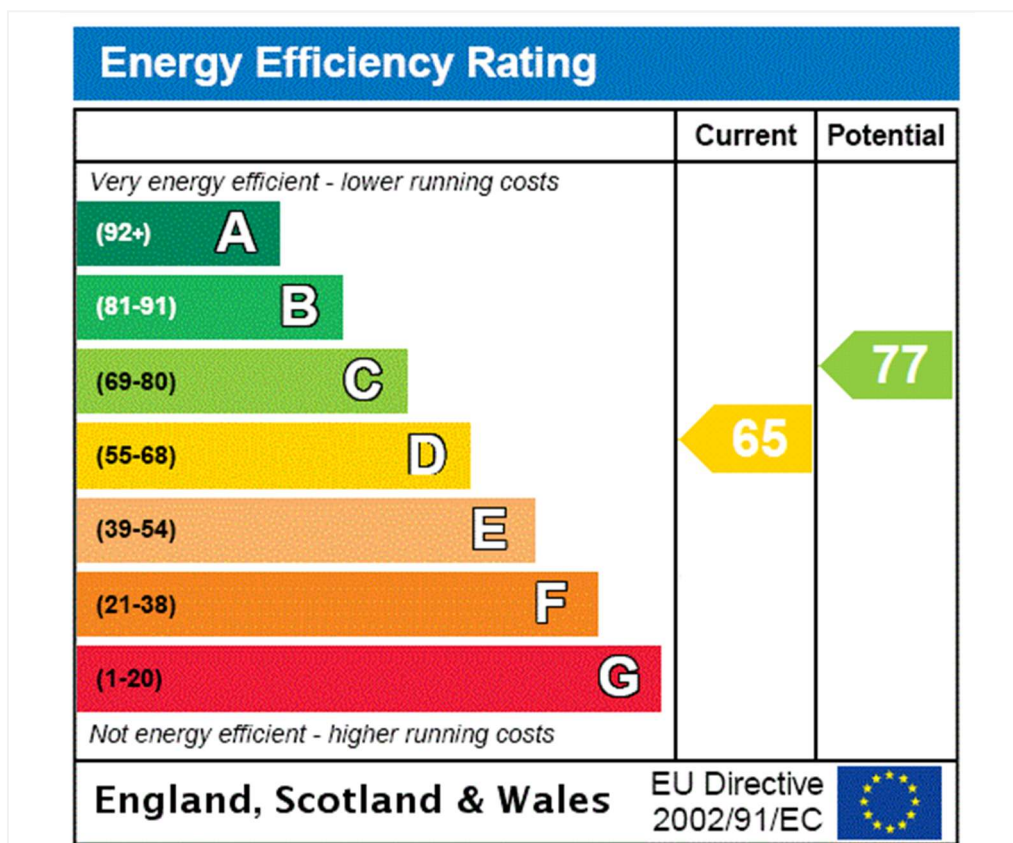
Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 30.17 SQ M / 325 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 30.17 SQ M / 325 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 21/09/2166

**Service Charge:** £3,894.44 per annum

**Ground Rent:** £40 Annually (subject to increase)

**Council Tax Band:** C

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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