



SEARLE HOUSE, ST JOHN'S WOOD, LONDON, NW8 GUIDE PRICE £1,250,000 LEASEHOLD

We are pleased to present this spacious two double bedroom apartment, located on the fourth-floor of this wonderful modern development which was completed in 2015. The property benefits from fantastic south-westerly facing views from a private 21ft balcony accessed directly from the reception room and guest bedroom. There is an array of features, such as under floor heating, oak engineered wooden flooring, Lutron lighting, Miele kitchen appliances, inset LED ceiling lights, bespoke fitted wardrobes to each bedroom, with a beautiful en-suite shower room to the main bedroom. The property also benefits from a secure underground allocated parking space and the development is located 150 metres away from Regent's Park and Primrose Hill, there are other attractions such as London Zoo, Lord's Cricket Ground within the immediate vicinity as well as the newly landscaped St John's Wood High Street, which is home to many fine restaurants and boutique shopping facilities, the local tube station (Jubilee line) is conveniently located 0.6 miles away from the property.

Two Bedrooms | En-suite | Bathroom | South West Aspect | Private Balcony | Underfloor Heating
| Lutron Lighting | Miele Kitchen Appliances | Bespoke Furniture | Underground Allocated Parking
| Leasehold

View our virtual tour here: <https://youtu.be/HqmVDw9T5bM>

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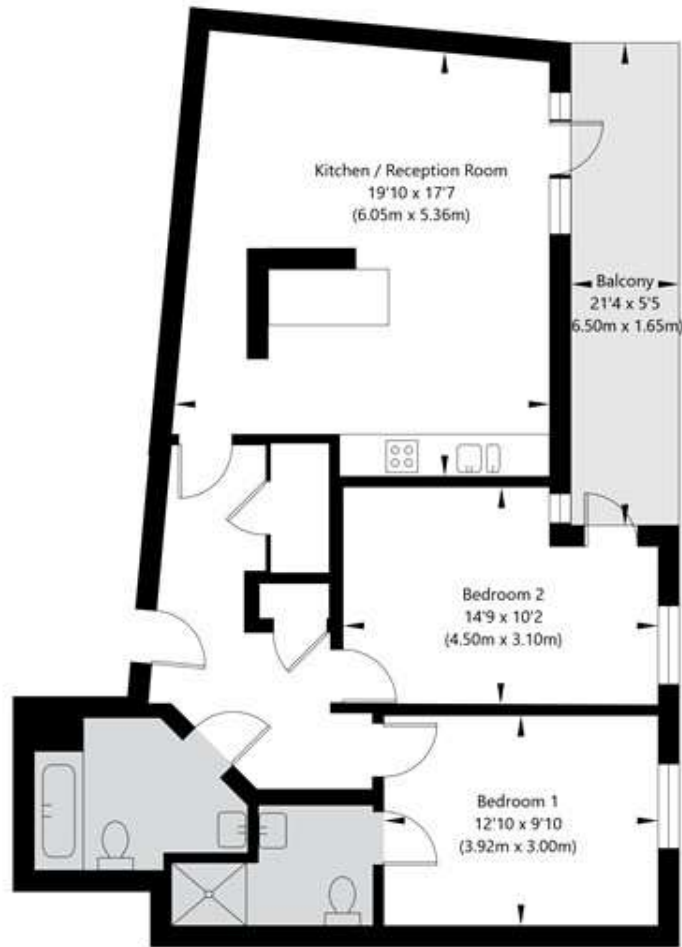
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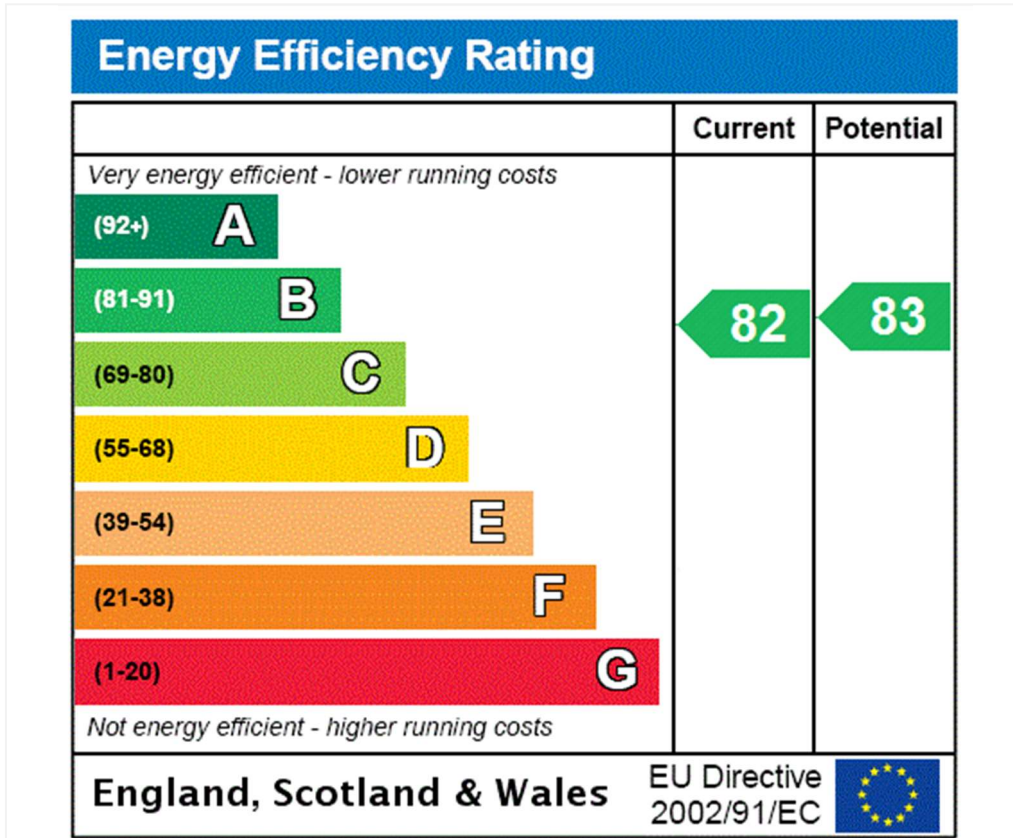
Searle House, Cecil Grove St John's Wood, London, NW8 7EB

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 79.68 SQ M / 858 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 79.68 SQ M / 858 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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Tenure: Leasehold

Term: Expires - 23/04/3013

Service Charge: £9558.08 per annum

Ground Rent: £ 650 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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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



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