

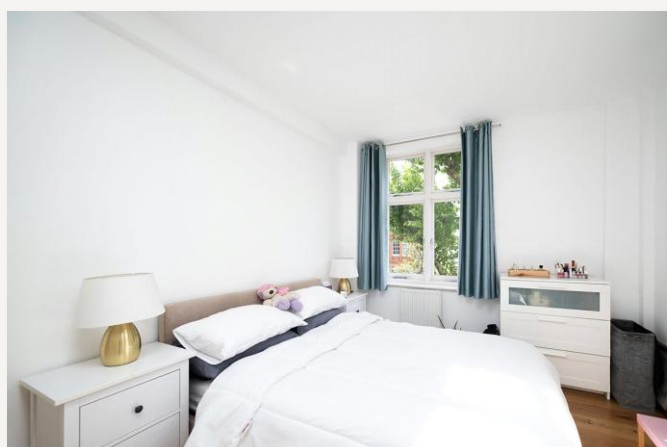


Abercorn Place, St John's Wood, London, NW8

£450,000 *Leasehold*



A delightful, one-bedroom, second-floor apartment offered for sale with no onward chain and in modern condition throughout. The property benefits from a semi-open plan kitchen, with both reception and bedroom benefitting from south-facing aspects which provide fantastic natural light. This secure, portered development has multiple passenger lifts, communal gardens and is peacefully located between Abbey Road and Hamilton Terrace. Not only is St John's Wood High Street less than one mile away, but you are equidistant from two local Underground Stations (Jubilee and Bakerloo) both 0.6 miles away.



Winkworth St John's Wood

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KEY FEATURES

- Bedroom
- Bathroom
- Open Plan Kitchen/Reception Room
- Porterage
- Passenger Lift
- Communal Gardens
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/09/2159

Service Charge: £3,556.08 per annum

Service Charge Note: Additional Reserve Fund Contribution of £991 per annum

Ground Rent: £310 Annually (subject to increase)

Council Tax Band: D

EPC rating: C



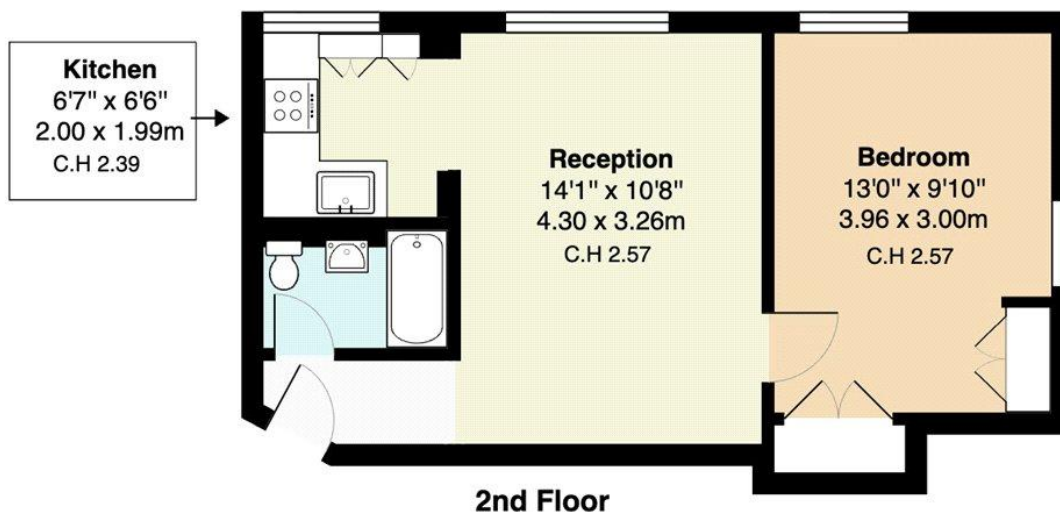


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD260159>



Abercorn Place NW8

Total Gross Area: 392 ft² ... 36.4 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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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