



Melina Court, St John's Wood, London, NW8

£425,000 *Leasehold*



We are pleased to present this bright one bedroom apartment, which is located on the second floor (with lift) of this popular red-brick building. The property benefits from a private east-facing balcony, with a separate kitchen and communal heating & hot water. The development is located less than half a mile away from Lord's Cricket Ground, Regent's Park plus St John's Wood High Street and Underground Station (Jubilee Line).



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

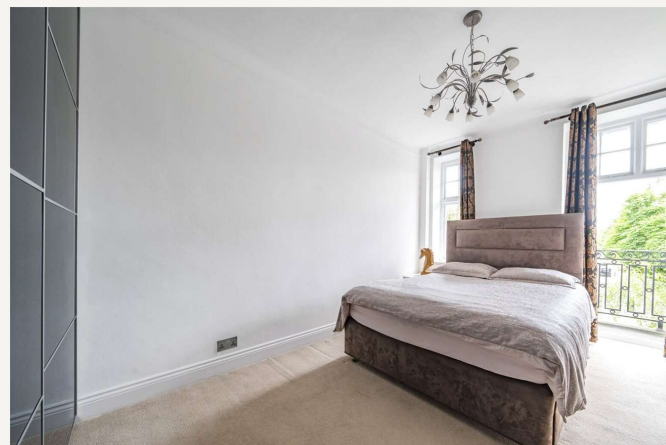
Winkworth

for every step...



KEY FEATURES

- One Bedroom
- Separate Kitchen
- Reception Room
- Private Balcony
- Communal Heating and Hot Water
- Lift Access
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 25/03/2165

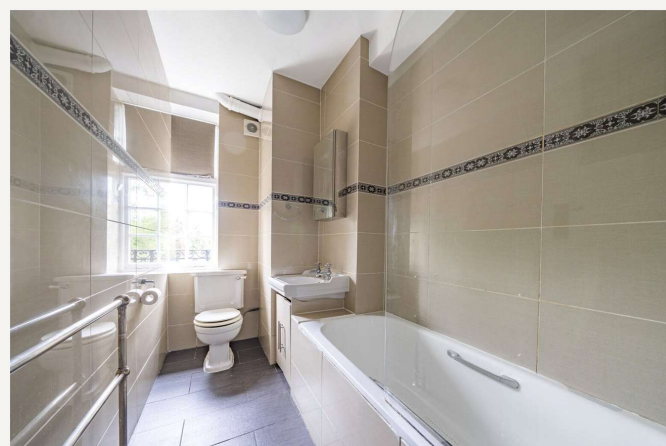
Service Charge: £5,258 per annum

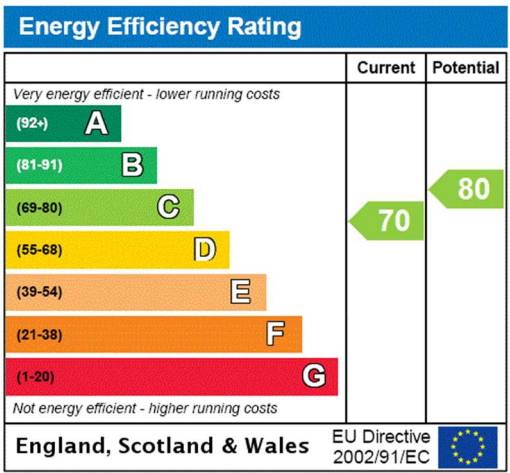
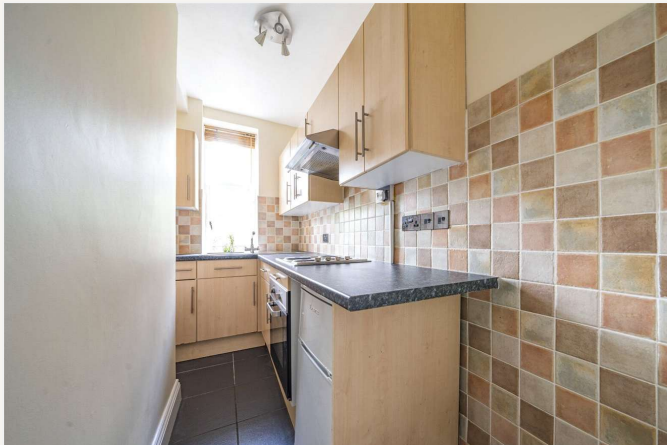
Service Charge Note: Additional Reserve Fund contribution of £3,112 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C



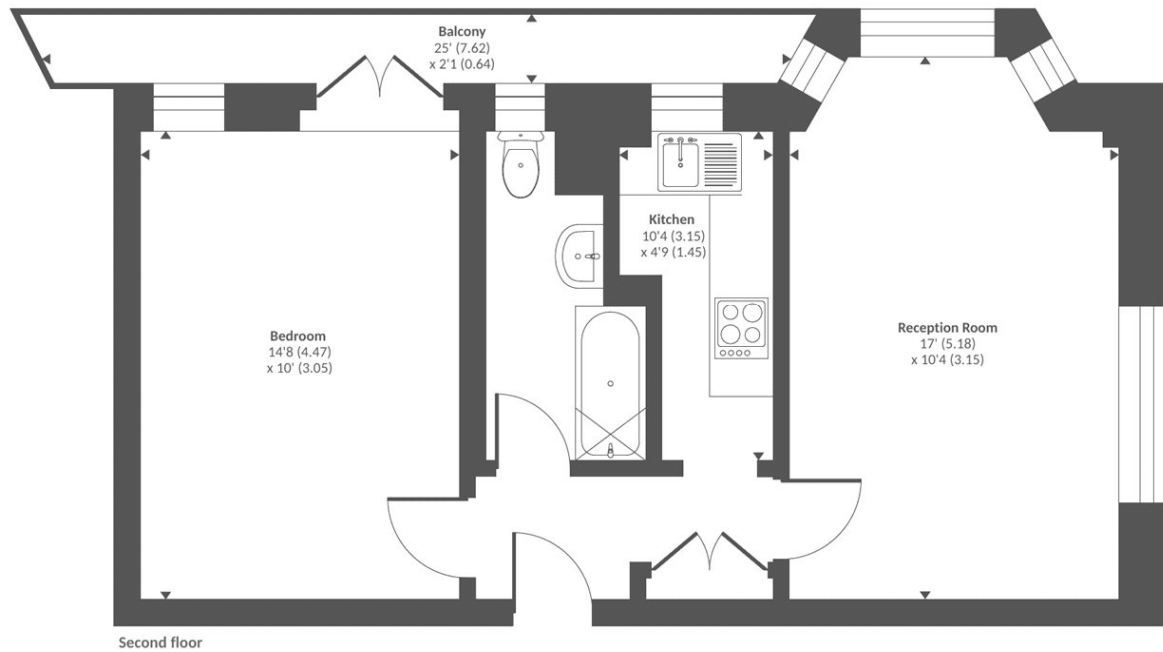


For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD240229>

Approximate Area = 474 sq ft / 44 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chancellors Estate Agents. REF: 1109891

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.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.