



## Elgood House, St John's Wood, London, NW8

£699,950 *Leasehold*

2  1  1 

A rare opportunity to purchase this top-floor (7th) two-bedroom apartment, which has a private south-facing balcony with views towards the London skyline. The property also benefits from herringbone oak wooden flooring, a separate kitchen and is fully double-glazed throughout. The development is less than 50 metres away from both St John's Wood High Street and Underground Station (Jubilee Line). Lord's Cricket Ground, Regent's Park and Primrose Hill are all within a one-mile radius and the property is offered for sale with no onward chain.



**Winkworth St John's Wood**

020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

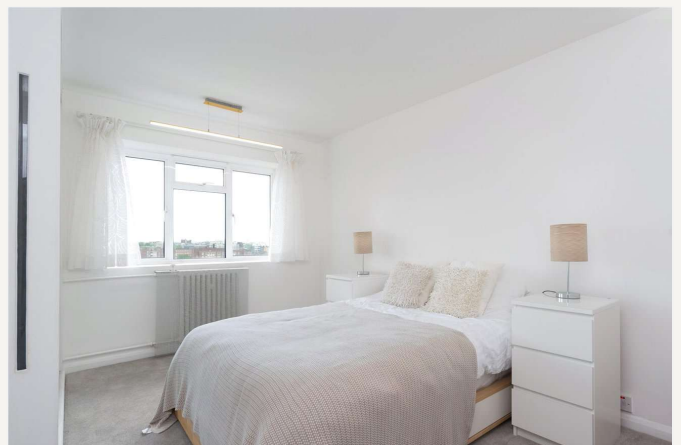
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### KEY FEATURES

- Two Bedrooms
- Bathroom
- Separate Kitchen
- Reception Room
- Private Balcony
- Passenger Lift
- Leasehold



### MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 22/12/2107

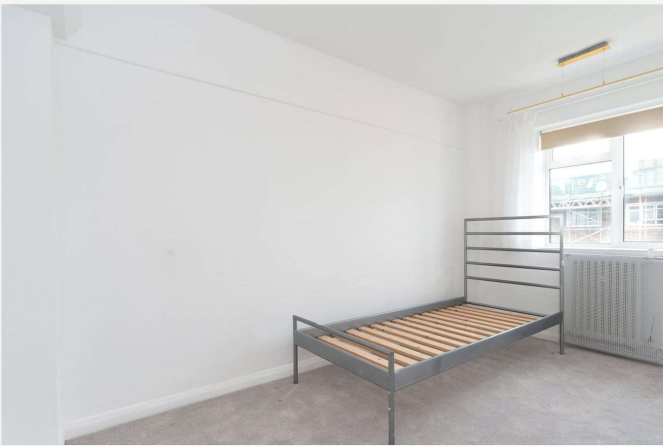
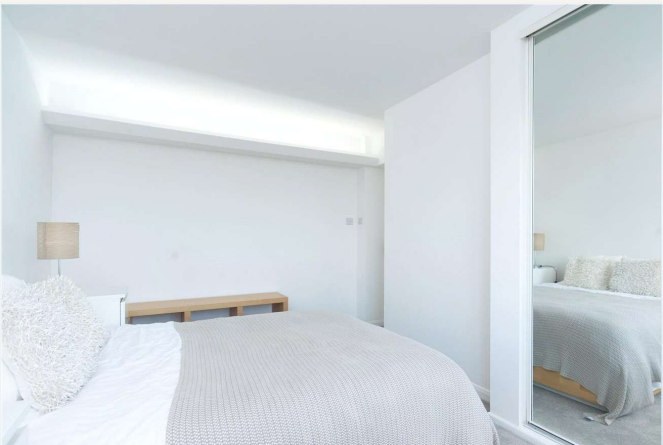
**Service Charge:** £4,417.96 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** C





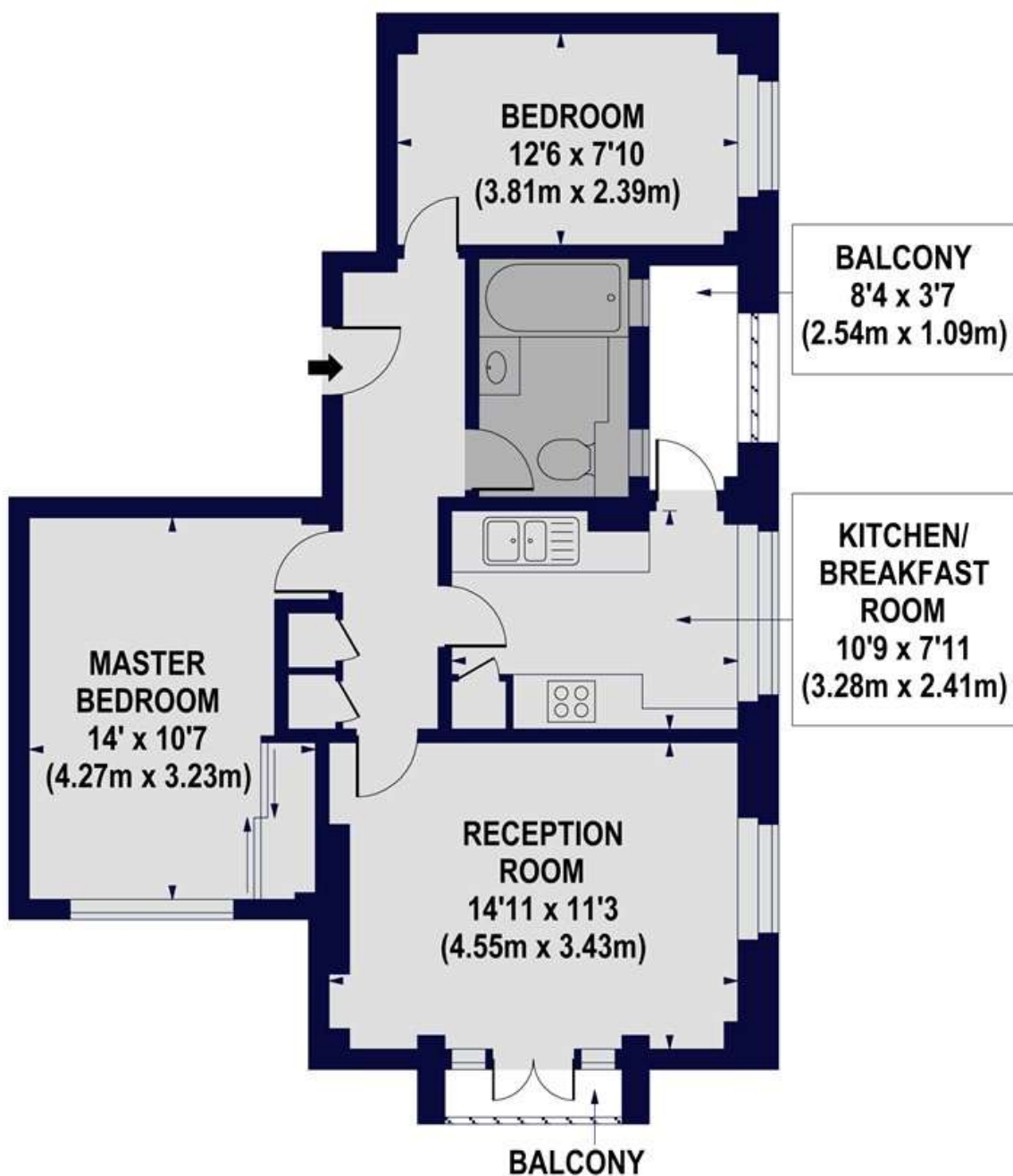
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 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/SJD250069>

**ELGOOD HOUSE,  
WELLINGTON ROAD, NW8 9TG**  
Approx. Gross Internal Floor Area 645 sq ft. / 60 sq.m



For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.26748  
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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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