



Walsingham, St John's Wood Park, London, NW8

£1,250,000 *Leasehold*

3  1  2 

A delightful three-bedroom apartment, located on the third-floor of this popular, secure portered development. This property benefits from a 20ft reception room which leads on to a private balcony with open tree-top views, two bathrooms (one en-suite), a separate kitchen and a guest WC. This reputable development benefits from 24hr security, residents' parking, numerous passenger lifts and is located less than half a mile 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.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

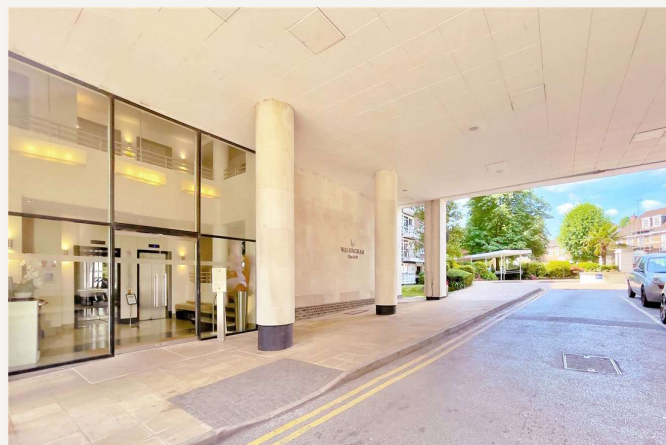
Winkworth

for every step...



KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Shower Room
- Guest WC
- Separate Kitchen
- Reception Room
- Private Balcony
- Passenger Lift
- 24 Hour Security
- Residents' Parking
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 21/11/2174

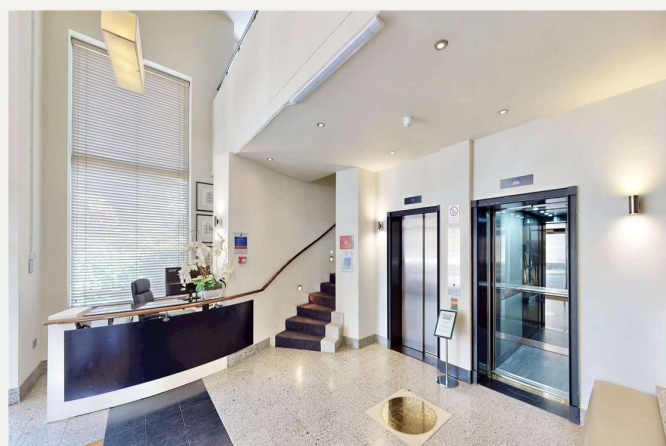
Service Charge: £11,035.22 per annum

Service Charge Note: Additional Reserve Fund Contribution of £2,826.26 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: D





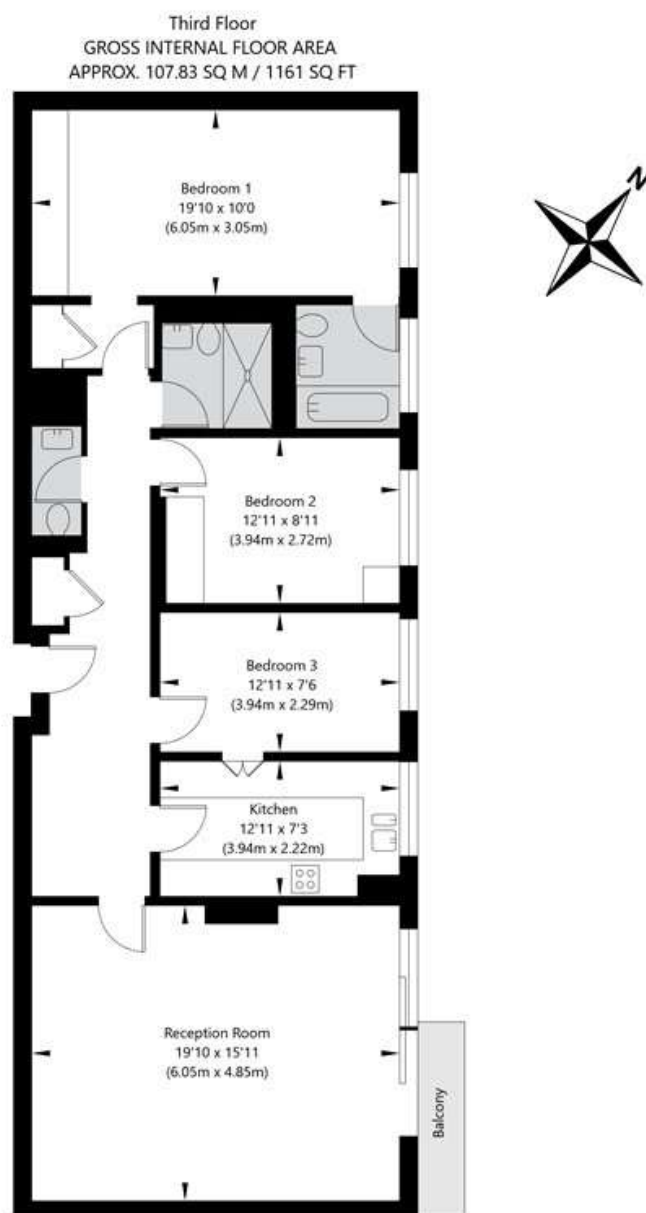
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD050722>

Walsingham, St Johns Wood Park, London NW8 6RJ



APPROXIMATE GROSS INTERNAL FLOOR AREA 107.83 SQ M / 1161 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.