



WELLINGTON COURT, ST JOHN'S WOOD, LONDON, NW8 £1,315,000 LEASEHOLD

We are pleased to present this incredibly bright, three bedroom penthouse apartment, which benefits from far-reaching southeasterly views towards Primrose Hill and The City. The property is in good decorative order throughout and offers flexible living accommodation, with an office / lobby area as you enter the flat, an open-plan kitchen / breakfast area, a reception room and two bathrooms (one of which is en-suite to the main bedroom) plus a guest WC. This secure development benefits from 24 hour portorage, a passenger lift and is located directly opposite St John's Wood Underground Station and High Street not to mention both Lord's Cricket Ground and Regent's Park are less than half a mile away. Furthermore, there is a rarely available secure lock-up garage assigned to this particular property.

Penthouse | Three Bedrooms | Open Plan Kitchen | Reception Room | En-Suite Bathroom | Family Bathroom | Guest WC | 24 Hour Portorage | Lift Access | Secure Lock-up Garage | Leasehold

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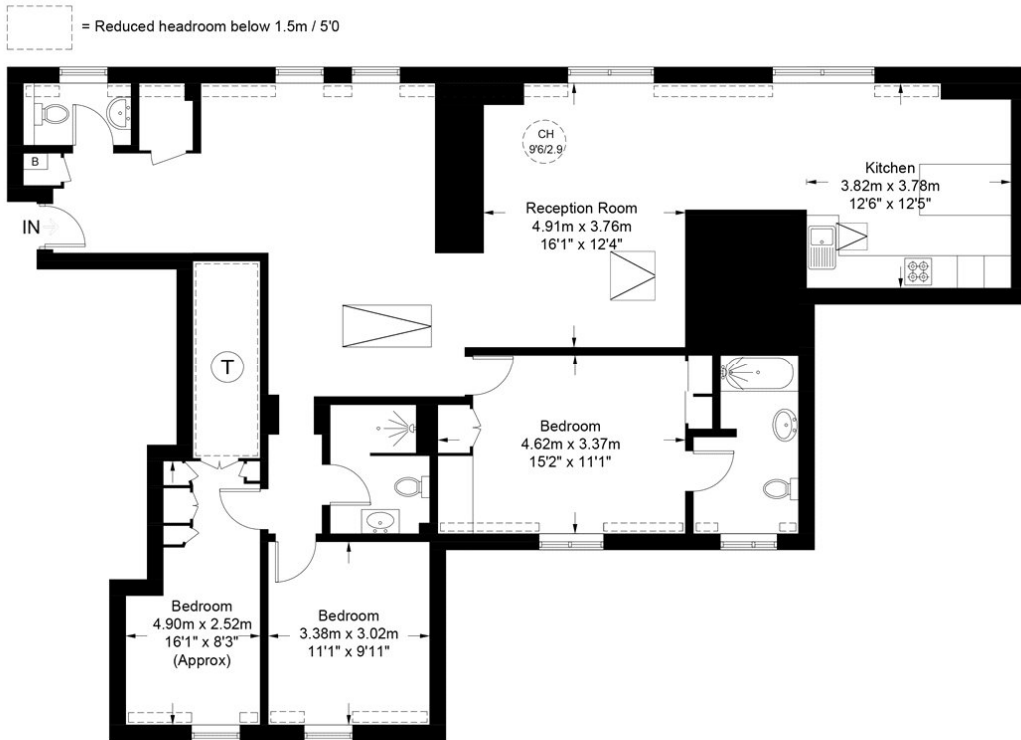
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Approximate Gross Internal Area = 1496 sq ft / 139.0 sq m

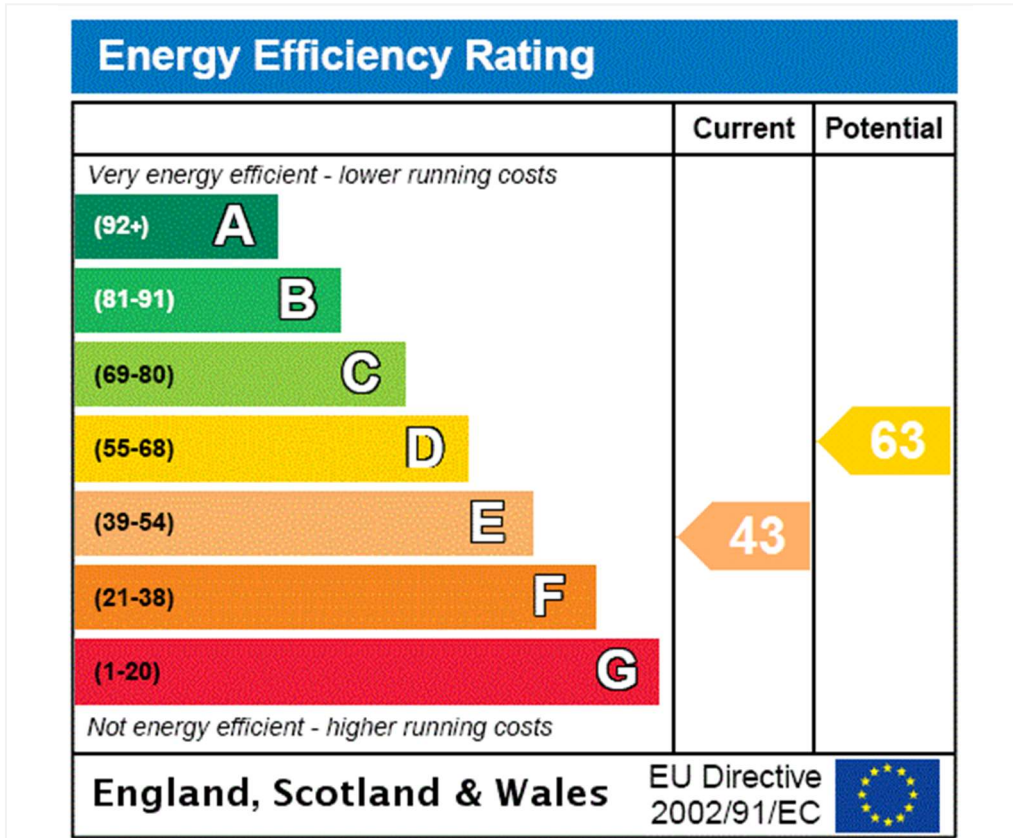


Seventh Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID906015)



Tenure: Leasehold

Term: Expires - 25/03/2134

Service Charge: £15,744.36 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: G

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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