



**SHERINGHAM, NW8 £2,150,000 JOINT SOLE AGENT** Subject to contract

A beautifully presented three bedroom apartment refurbished to a high specification. The property is located on the second floor, benefitting from an enviable corner position within the prestigious Queensmead development; situated off St John's Wood Park with 24-hour portage and well-maintained communal gardens. Further benefits include a lock up garage, additional permit parking for two cars on a first come first serve basis and air conditioning to the reception area and principal bedroom.

Principal Bedroom With En Suite Shower Room | Second Bedroom With En Suite Bathroom | Third Bathroom | Shower Room | Reception/Dining Room | Kitchen | Air Conditioning In The Reception Room & Principal Bedroom | 24-Hour Portage | Balcony | Communal Heating | Communal Hot Water | Garage | Leasehold

[winkworth.co.uk/st-johns-wood](https://www.winkworth.co.uk/st-johns-wood)

VIRTUAL TOUR: <https://youtu.be/EQ7RojCBbGU>

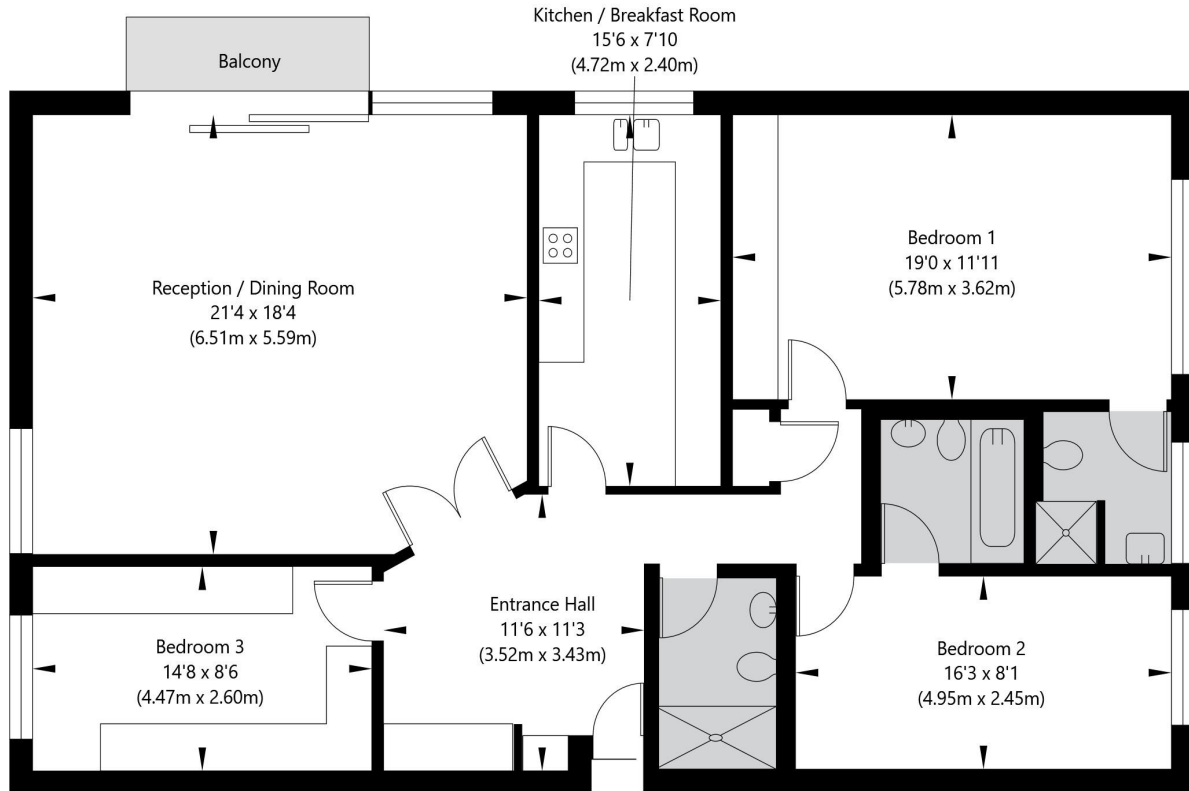
**Winkworth**

For every step...

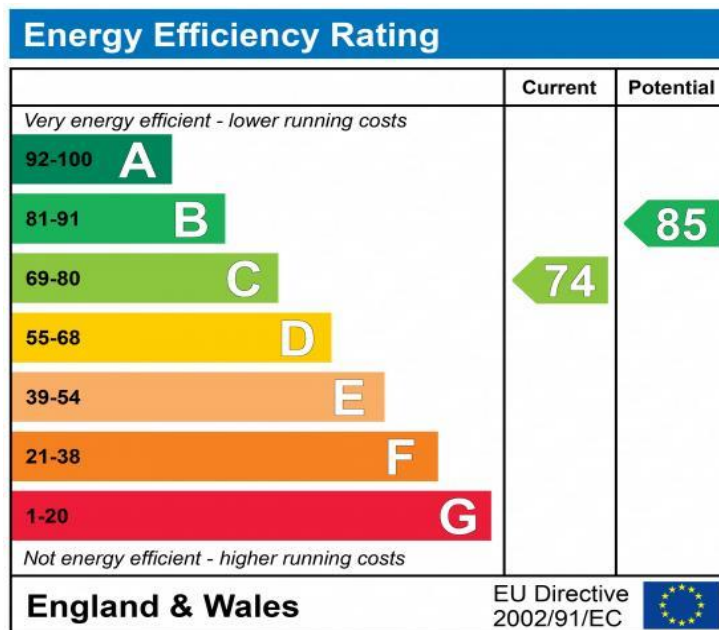


# Sheringham, St John's Wood Park, NW8 6QX

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 125.51 SQ M / 1351 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 125.51 SQ M / 1351 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.



**Tenure:** Leasehold

**Term:** 167 years from 10/04/2007      **NOTES:**

**Service Charge:** £15,000 Per Annum

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

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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