



## LANGFORD COURT, ST JOHN'S WOOD, LONDON, NW8 £490,000 LEASEHOLD

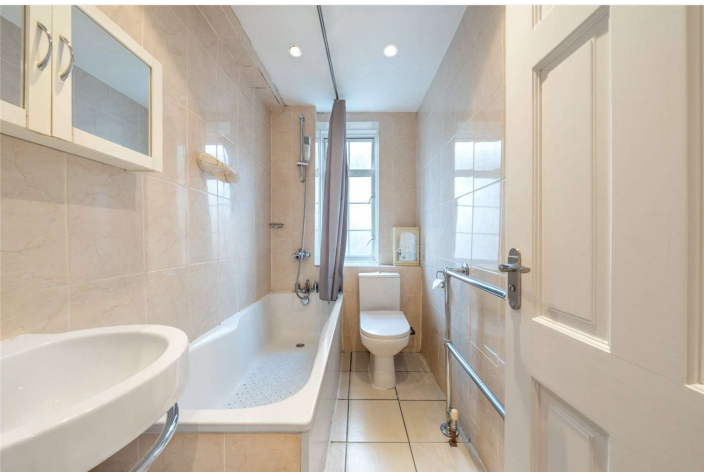
We are delighted to offer for sale this charming one bedroom apartment, which is fully double glazed and benefits from an extended lease and is located on the seventh (top) floor of this period art deco apartment building, perfectly positioned on the world famous Abbey Road which is less than half a mile away from St John's Wood High Street and tube station. Further benefits include a passenger lift, day porter and a communal garden.

One Bedroom | One Bathroom | Reception Room | Kitchen | Lift Access | Leasehold

**Winkworth**

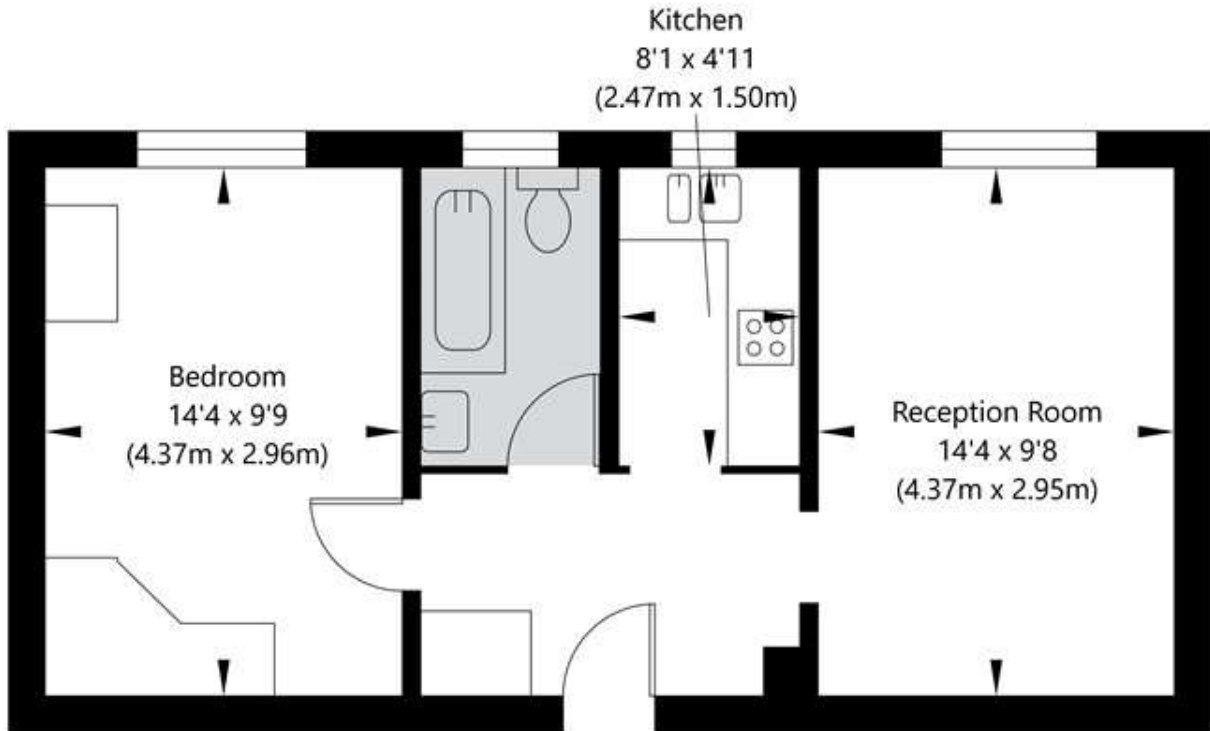
for every step...

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



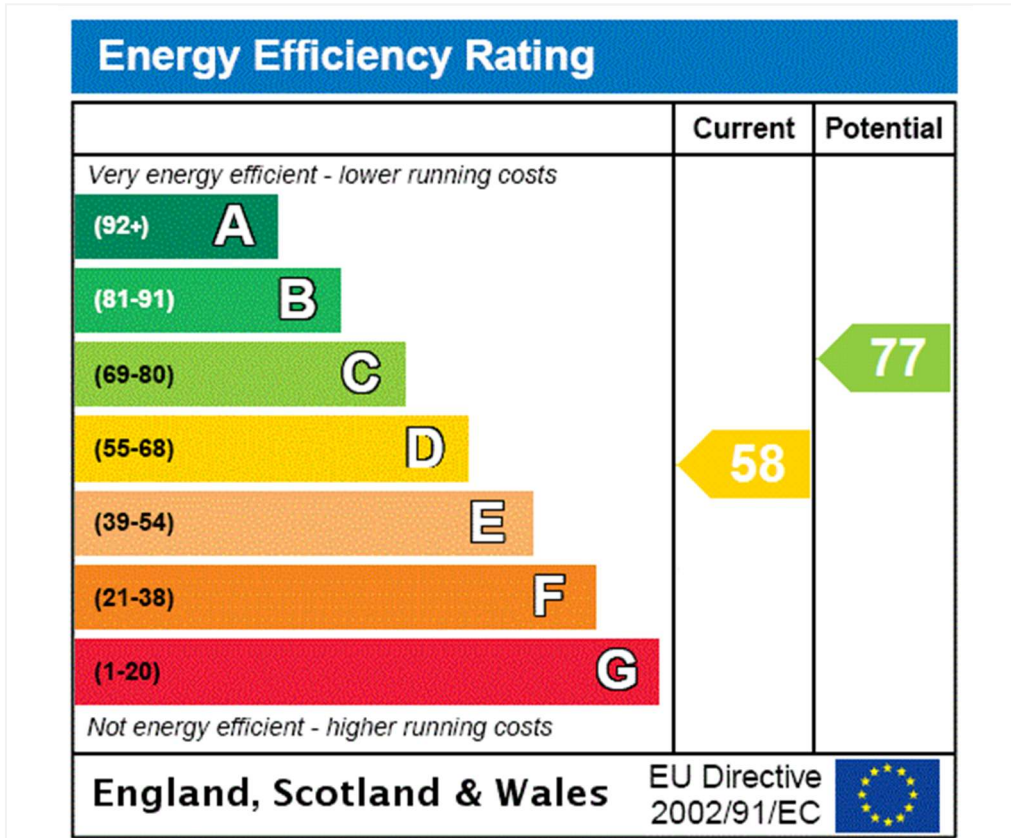
# Langford Court, Abbey Road, NW8 9DP

Seventh Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 40.86 SQ M / 440 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 40.86 SQ M / 440 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 01/01/2166

**Service Charge:** £5,238.14 per annum (Includes reserve fund contribution of £920 per annum)

**Ground Rent:** £60 Annually (subject to increase)

**Council Tax Band:** C

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 | stjohnswood@winkworth.co.uk

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