



## NORTH GATE, ST JOHN'S WOOD, LONDON, NW8 £850,000 LEASEHOLD

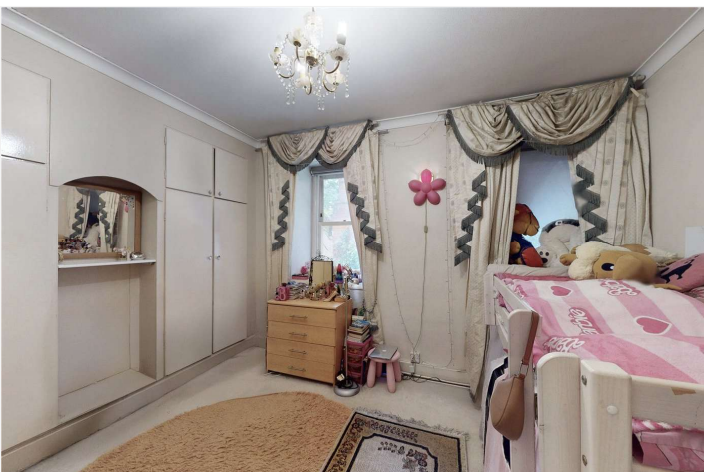
A spacious two double bedroom apartment (984 sq ft GIA), with two bathrooms and residents' parking, located within one of St John's Wood's most iconic period developments, opposite Regent's Park. This property is offered for sale with no onward chain and has scope for modernisation. Positioned at the bottom of St John's Wood High Street, there is a rich selection of boutique shopping facilities and restaurants close-by not to mention numerous transport links such as St John's Wood Underground Station (Jubilee Line) and Baker Street Underground Station (Bakerloo, Circle Hammersmith & City, Jubilee and Metropolitan Lines).

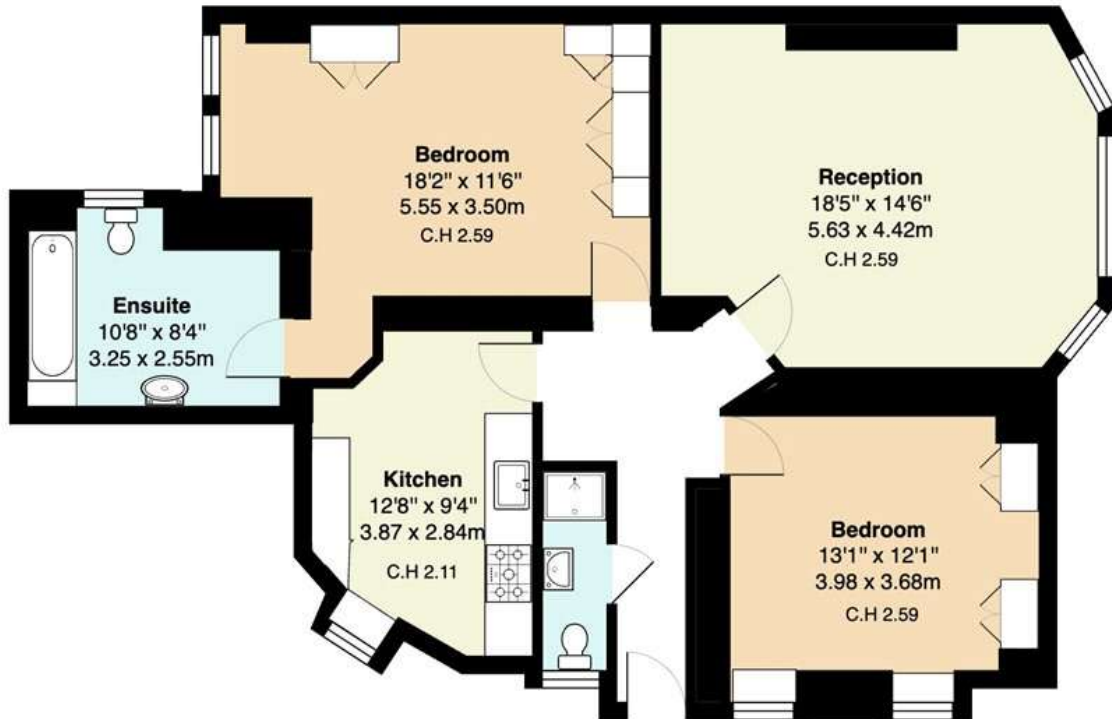
Principle Bedroom with En-Suite Bathroom | Second Bedroom | Shower Room | Reception Room | Separate Kitchen | Residents Parking | Leasehold

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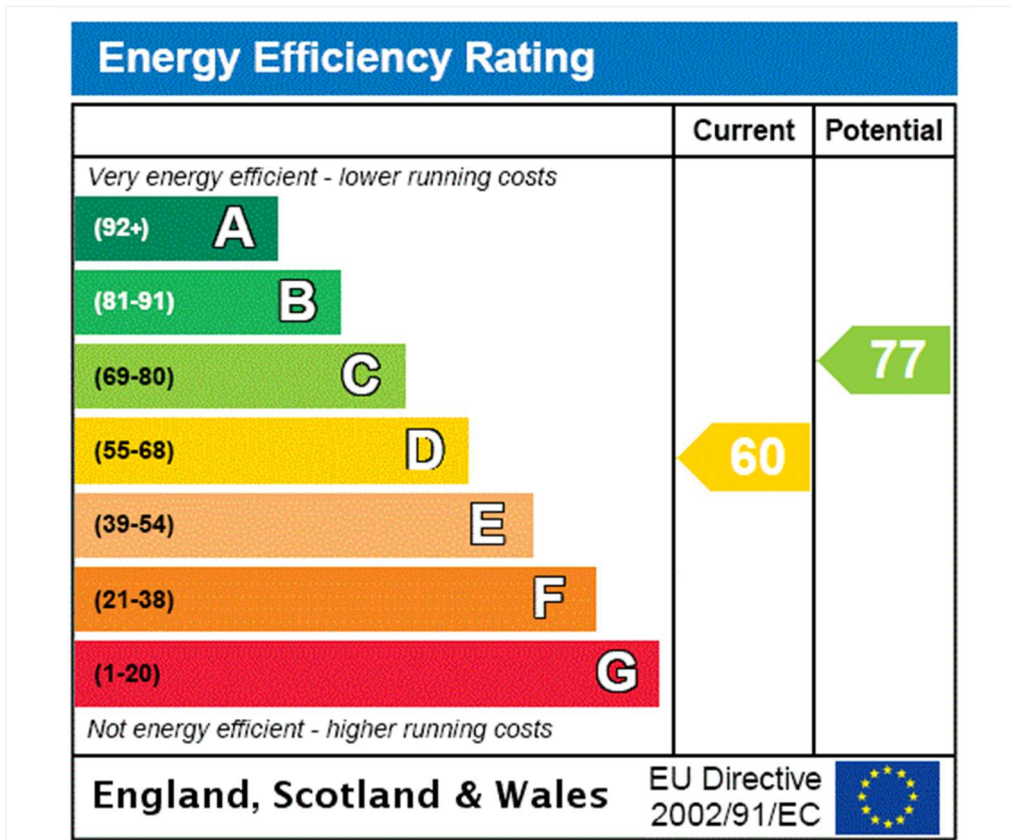
**Lower Ground Floor**

North Gate, Prince Albert Road, NW8

Total Gross Area: 984 ft<sup>2</sup> ... 91.4 m<sup>2</sup>

C.H : Ceiling Height

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



**Tenure:** Leasehold

**Term:** Expires - 01/04/2127

**Service Charge:** £8386.86 per annum

**Ground Rent:** £1 Annually (subject to increase)

**Council Tax Band:** F

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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