



## BIRLEY LODGE, ST JOHN'S WOOD, LONDON, NW8 £1,325,000 LEASEHOLD

A fantastic three-bedroom, two-bathroom apartment with far-reaching East & South-facing views towards the City. This property has been fully renovated and is available for immediate occupation, with no onward chain. Birley Lodge is a secure, portered development, less than 50 metres away from St John's Wood Underground Station (Jubilee Line) and 100 metres away from the newly landscaped high street, with a rich selection of boutique shopping facilities and fine-dining restaurants. Furthermore, both Regent's Park and Lord's Cricket Ground are less than half a mile away.

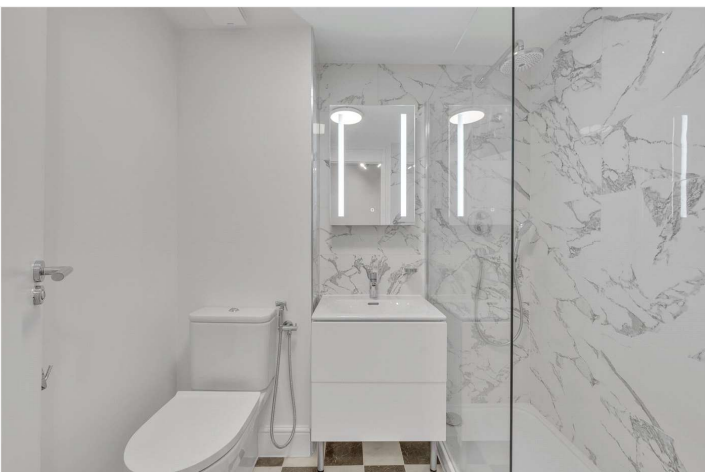
Three Bedrooms | Two Bathrooms | Reception Room | Separate Kitchen | Lift | Porterage | Leasehold

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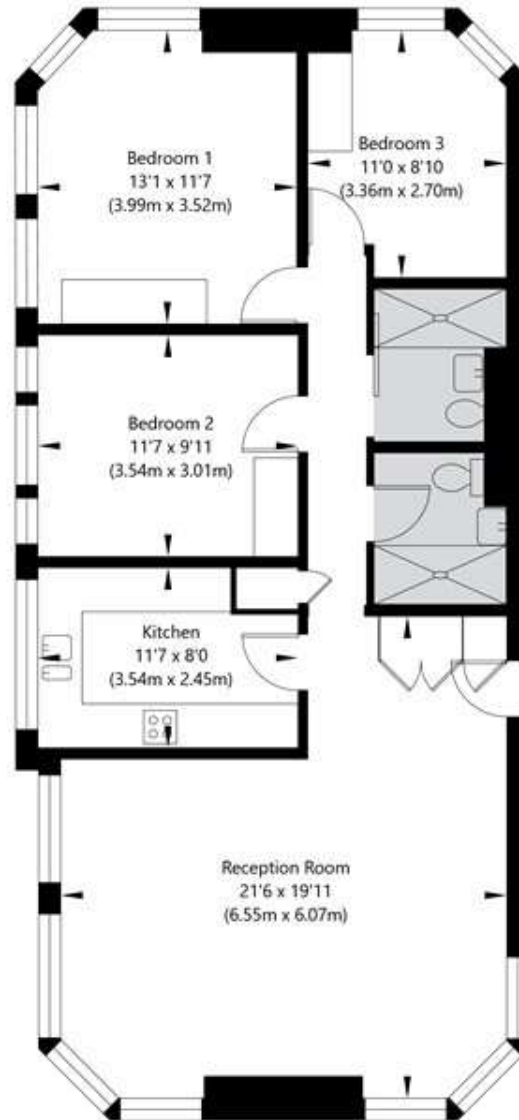
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# Birley Lodge, 63 Acacia Road, London NW8 6BJ

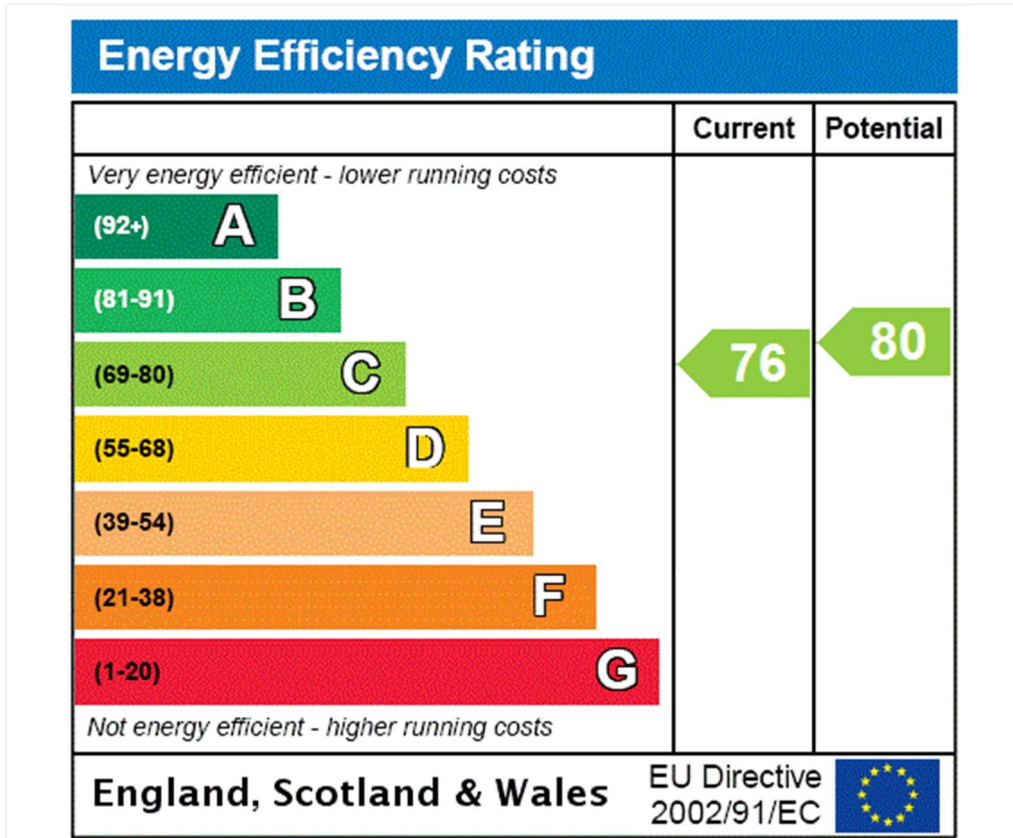
Fifth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 89.77 SQ M / 966 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 89.77 SQ M / 966 SQ FT  
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**Tenure:** Leasehold

**Term:** Expires - 28/09/2973

**Service Charge:** £9,482.92 per annum

**Ground Rent:** £0 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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