



ST JAMES'S CLOSE, LONDON, NW8 £2,850,000 LEASEHOLD

We are delighted to offer for sale this spacious three double bedroom apartment overlooking Regent's Park. The property has fantastic natural light in every room and is in good decorative order throughout with bespoke 2.4m hardwood door frames, 2.7m ceiling heights and inset LED lighting. Furthermore, the property benefits from two bathrooms (one en-suite) a guest WC and a separate kitchen. There is a day porter, a passenger lift and residents' parking available under separate negotiation and subject to availability. This charming development is located less than half a mile away from the newly landscaped St John's Wood High Street with its wonderful boutique shopping facilities and a variety of al-fresco dining options, not to mention both Lord's Cricket Ground and St John's Wood Tube Station within the immediate vicinity.

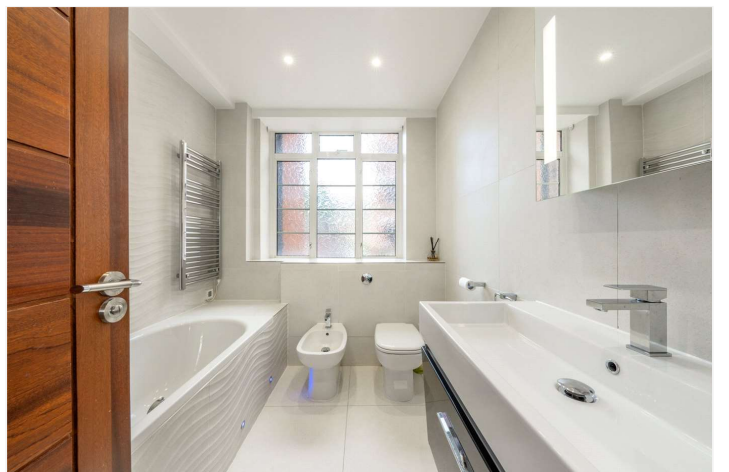
Three Bedrooms | Two Bathrooms (One En-Suite) | Guest WC | Separate Kitchen | Reception Room | Day Porter | Passenger Lift | Residents Parking Available Under Separate Negotiation | Leasehold

View our virtual tour here: <https://youtu.be/7T2ScgNEEKY>

Winkworth

for every step...

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



St James's Close, London NW8 7LE

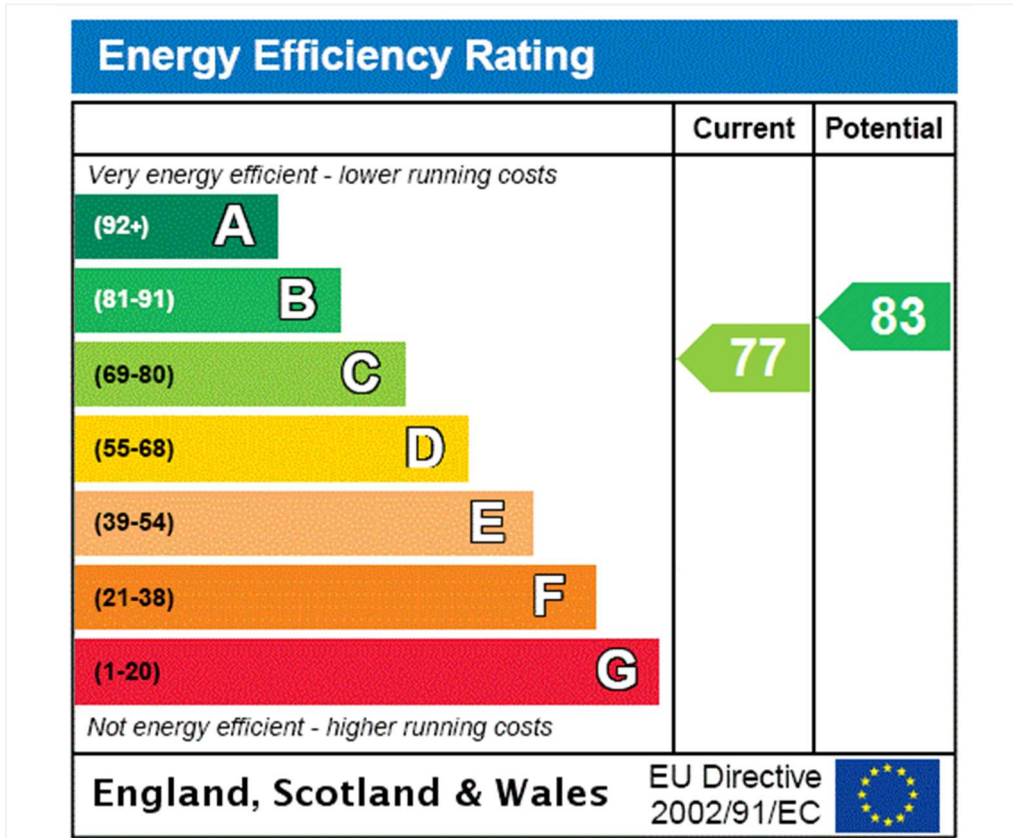
Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 151.00 SQ M / 1630 SQ FT

APPROX. CEILING HEIGHT 2.67 M / 8.7 FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 151.00 SQ M / 1630 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK



Tenure: Leasehold

Term: Expires - 28/09/2128

Service Charge: £11,103.04 per annum

Ground Rent: £25 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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.