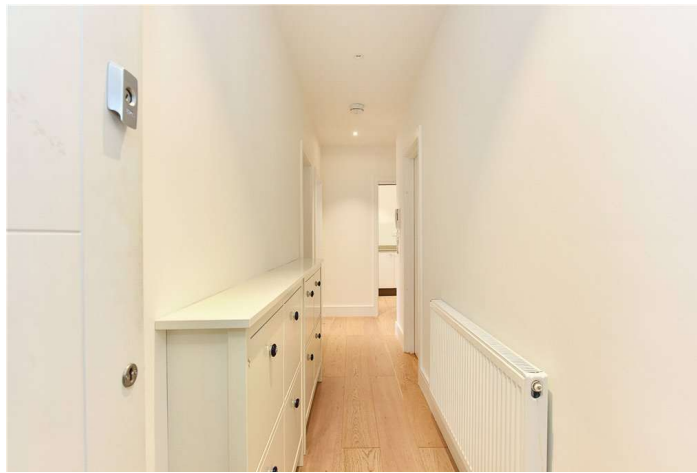




Scott Ellis Gardens, NW8
Guide Price: £998,000





Guide Price: £998,000

87 Year Lease

Service Charge: £4,500 per annum

Ref PCL250006

Scott Ellis Gardens, NW8

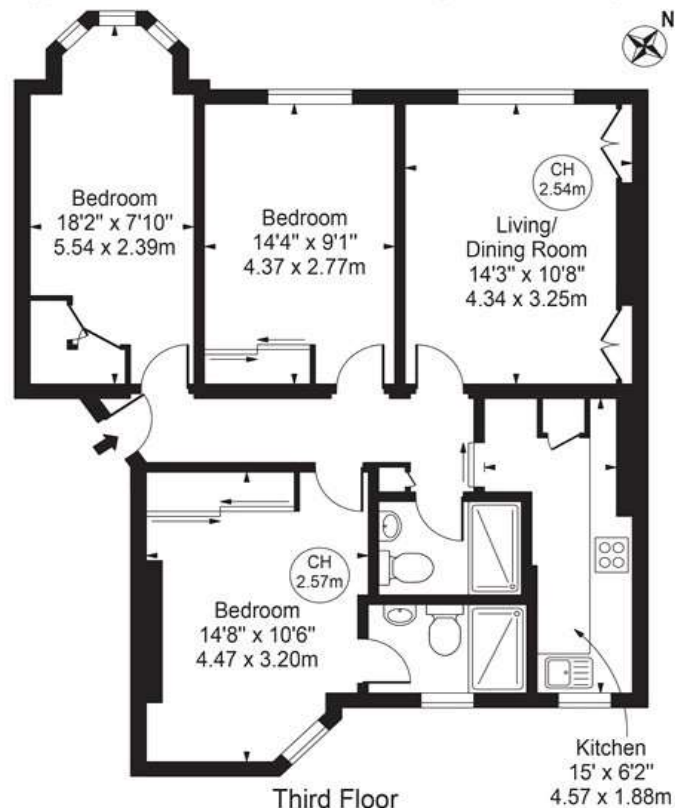
This is a great opportunity to acquire a fantastic apartment in one of London's most desirable spots.

The property is situated on the third floor of a handsome red brick mansion block, has recently been refurbished to a very high standard and is filled with an abundance of natural daylight throughout. Comprising of the reception/dining room, a separate kitchen with state of the art appliances, the principal bedroom suite with plenty of wardrobes, two further good sized double bedrooms and a family bathroom. The property further benefits from the buildings passenger lift.

Scott Ellis Gardens is a quiet and leafy residential street next to the world famous home of cricket Lords. St Johns Wood Highstreet and It's array of world class amenities, shops, cafes, and restaurants is just a few roads away, as well as the open green spaces and boating lakes of His Majesties Regents Park just up the road. St John's Wood Tube (Jubilee Line Zone 2) provides a simple and efficient commute across Central London.

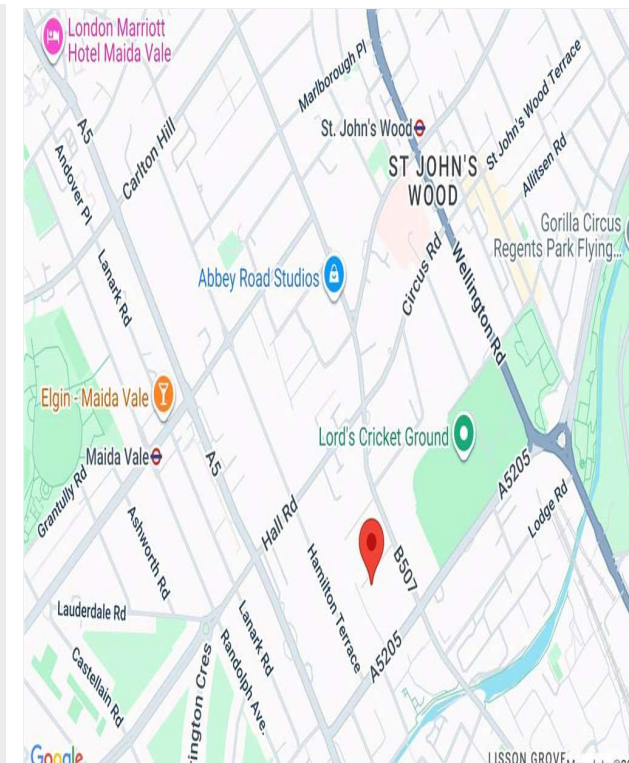
Scott Ellis Gardens

Approx. Gross Internal Area 836 Sq Ft - 77.66 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.