



St. Johns Wood Park, NW8

Offers In Excess Of: £1,500,000, Leasehold of 148 Years Remaining Unexpired

Anderson//Rose





**Offers In Excess Of:
£1,500,000**

148 Years Remaining Unexpired

Service Charge: £9,000 per annum

Ref PCL250075

This is a fantastic opportunity to acquire a very well-proportioned two-bedroom lateral apartment situated on the ground floor of a very popular development in a fabulous location.

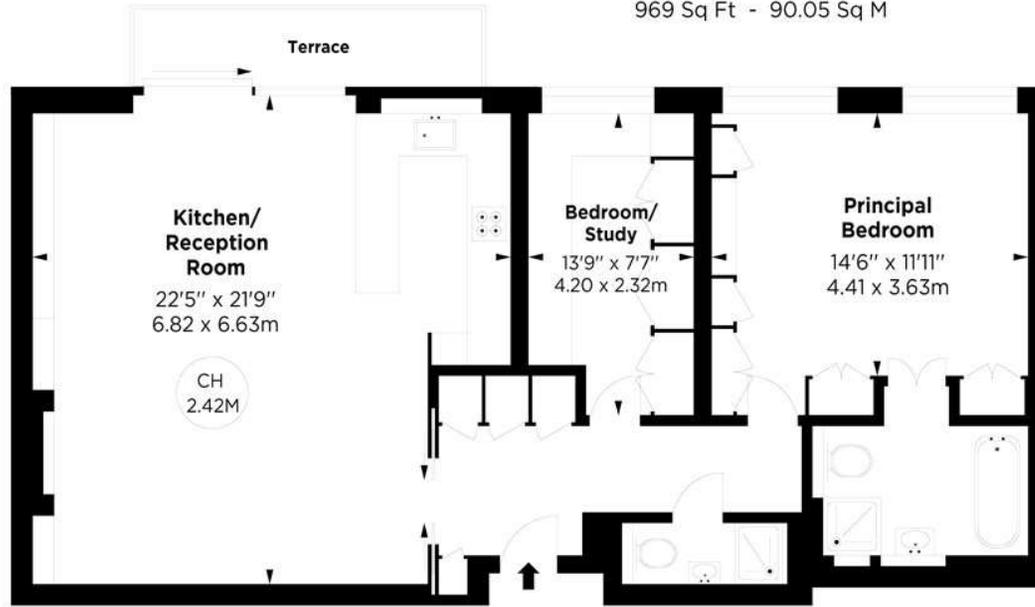
The apartment is presented in immaculate condition having recently undergone an extensive interior designed refurbishment. Comprising the generously sized everyday reception, living and dining room which leads onto a private balcony and open plan state of the art kitchen. Down the inviting hallway is your sleeping accommodation, consisting of the principal bedroom, en-suite bathroom accessed via a secret door which is part of the room's bespoke wardrobes, second bedroom/study and a second bathroom. The property further benefits from two off-street parking spaces, AC in the reception & main bedroom the buildings 24-hour concierge service and communal gardens.

Sheringham is purpose-built block set within a highly sought after development known as the queen's mead estate. Set back off St John's Wood Park which is a quiet and leafy residential street just a road away from St Johns Wood High-Street and its wide variety of world class amenities including the ever popular and extremely delicious Panzers Deli to choose from. Swiss Cottage & Finchley Road is at the other side of the road, with even more coffee shops, restaurants, and shops at your disposal. Both Primrose Hill and his Majesty's Open green spaces and boating lakes are just up the road, as well as the iconic Abbey Road Beetles crossing and Studios. St Johns Wood Tube & Swiss Cottage (Jubilee Line) are around the corner which provide an easy commute across the capital.



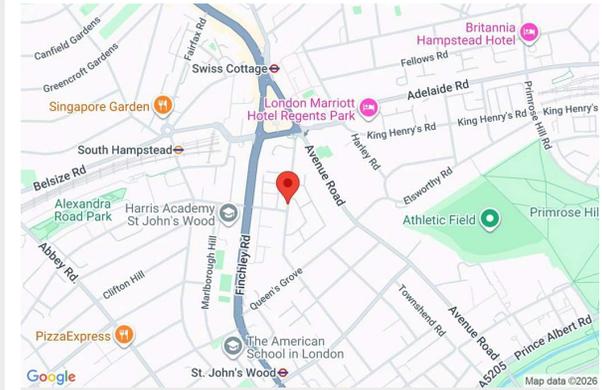
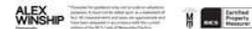
Sheringham, St John's Wood Park, NW8

APPROX. GROSS INTERNAL AREA *
969 Sq Ft - 90.05 Sq M



RAISED GROUND FLOOR

© Alex Winship Photography Ltd.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 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.