



St. Johns Wood Park, NW8

Offers in excess of: £1,200,000, Leasehold of 148 years remaining unexpired

Anderson//Rose





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£1,200,000**

**Leasehold of 148 years remaining
unexpired**

Service Charge: £12,000 per annum

Ref PCL260005

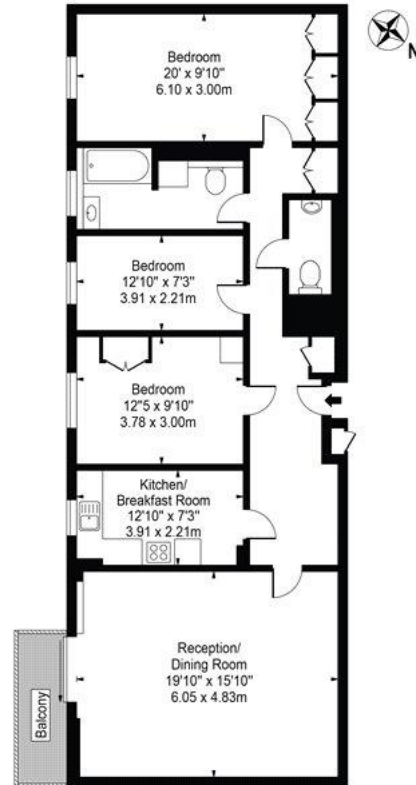
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This is a rare opportunity to acquire a very well-proportioned three bedroom lateral apartment situated on the third floor of a very popular development in a fabulous location.

Situated on the south side of the block, the apartment is bathed in abundance of natural daylight with every single room profiting from a south facing elevation and outstanding views. Comprising of a generous sized reception room which leads onto a private terrace boasting unrestricted views across London's skyline and a separate kitchen. Down the inviting hallway is your sleeping accommodation, consisting of the principal bedroom which is a great size, two further good sized bedrooms, the family bathroom and a guest cloakroom/shower.

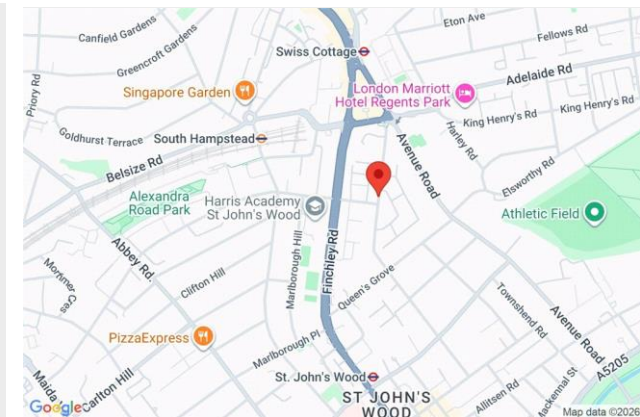
The property further benefits from an off street parking space, and the buildings 24 hour concierge service, passenger lift and communal gardens. Sheringham is purpose built block set within a highly sought after development known as the queens mead estate. Set back off of St John's Wood Park which is 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 Approx. Gross Internal Area 1186 Sq Ft - 110.18 Sq M



Sixth Floor
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		
69-80	C		
55-68	D	64 D	70 C
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.