



ST. JOHNS WOOD PARK

St John's Wood
London
NW8

Asking Price
£1,195,000

Multiple Agency

A truly beautifully refurbished two bedroom, two bathroom, sixth floor apartment comprising 848 sq ft, situated in this highly regarded, purpose built block on St John's Wood Park, NW8. This long-lease apartment is bright, spacious and presented in immaculate condition throughout. In addition, there is a private balcony with far reaching views. Further benefits include; 24 hour portorage, 2 lifts, CCTV, off street parking for two cars and heating / hot water included in the service charge. Sheringham forms part of the Queensmead Estate and is set within communal gardens.

ASTON CHASE

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astonchase.com

ST. JOHNS WOOD PARK

St John's Wood
London
NW8

Asking Price
£1,250,000
Subject To Contract

Multiple Agency

Leasehold 150 Years

Service Charge: £9,413 P/A
(Including Heating and Hot Water)

Ground Rent: £25 P/A

The property is situated on St John's Wood Park, set back from the road, within easy access of the shops, restaurants and boutiques of St John's Wood High Street and the excellent facilities of Swiss Cottage. The area is well served by public transport which provides excellent access to the West End and City including St John's Wood and Swiss Cottage Underground Stations (both Jubilee Line). Regent's Park and Primrose Hill are also both a short walk away.



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ACCOMMODATION

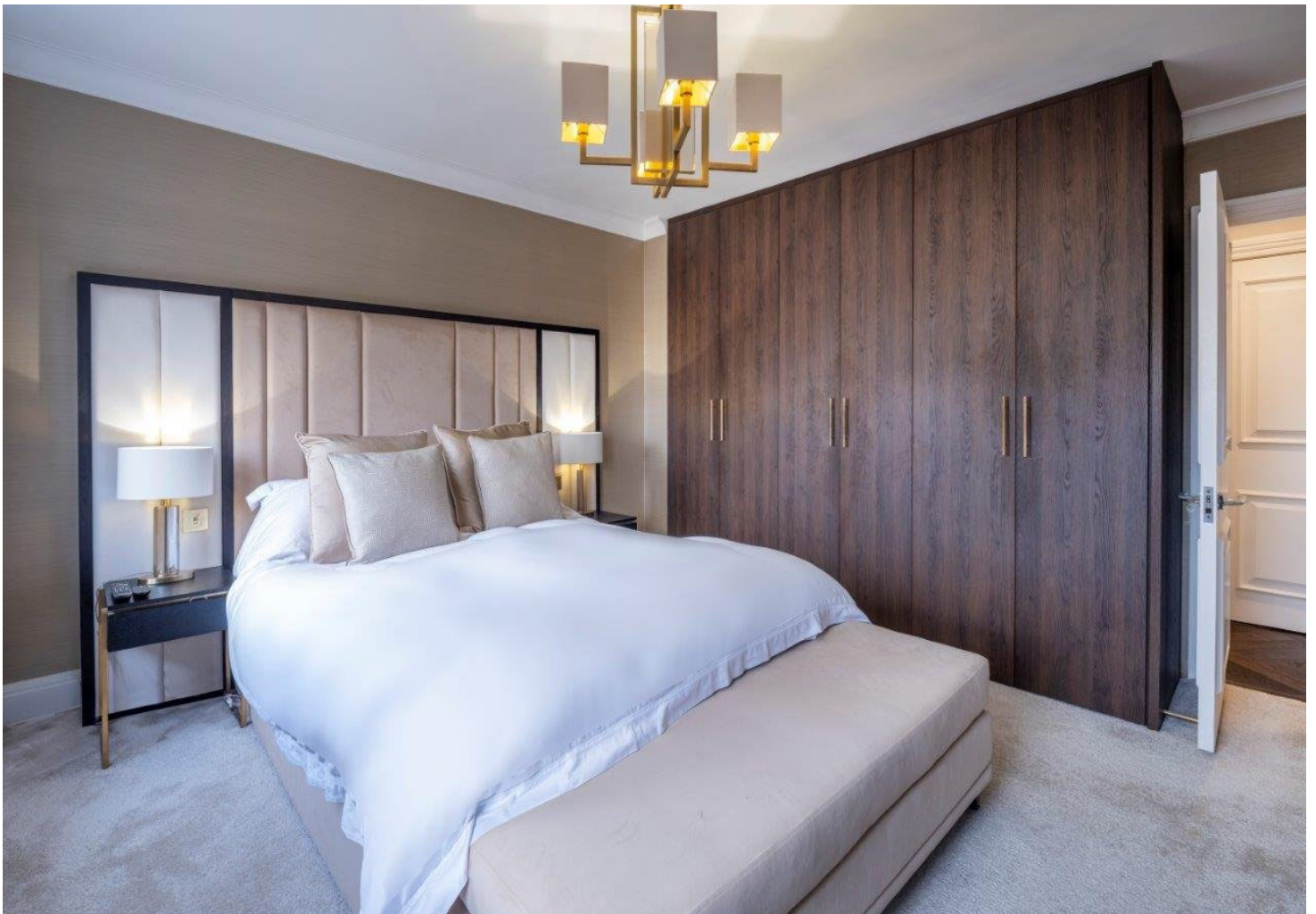
- Principal Bedroom with Ensuite
- 1 Further Bedroom
- 1 Further Bathroom

AMENITIES

- Off Street Parking for Two Cars
- 24 Hour Porterage
- 2 Lifts
- Private Balcony

COUNCIL TAX: G

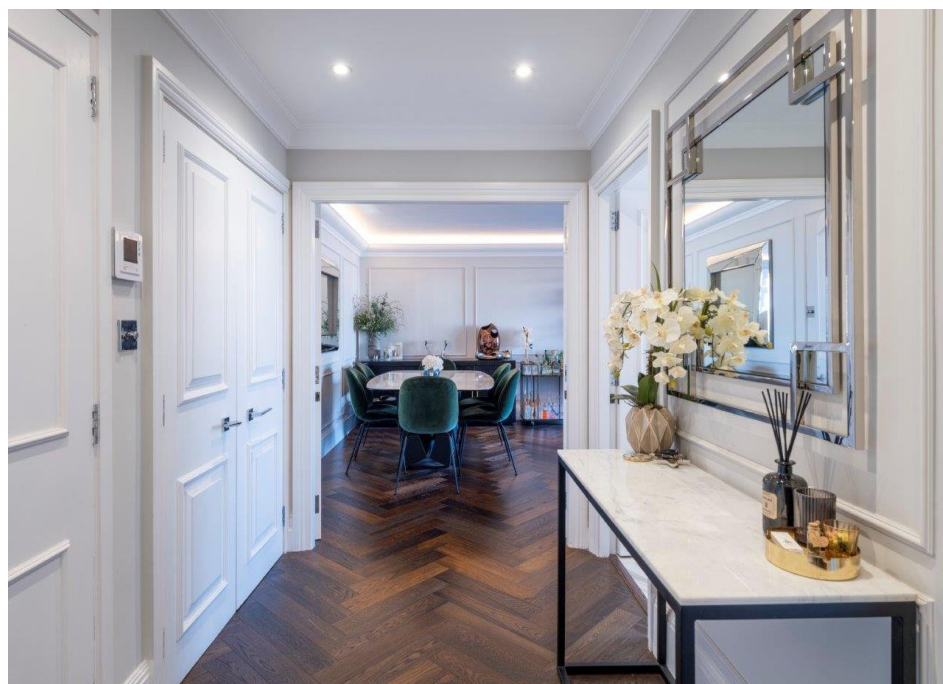
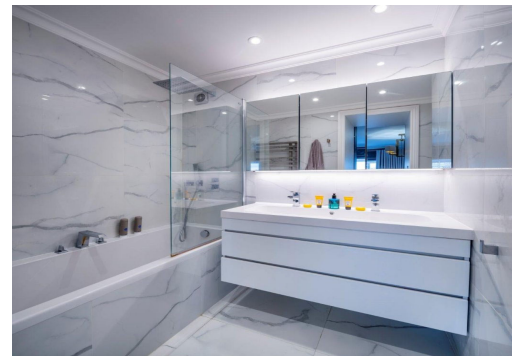
EPC RATING: C



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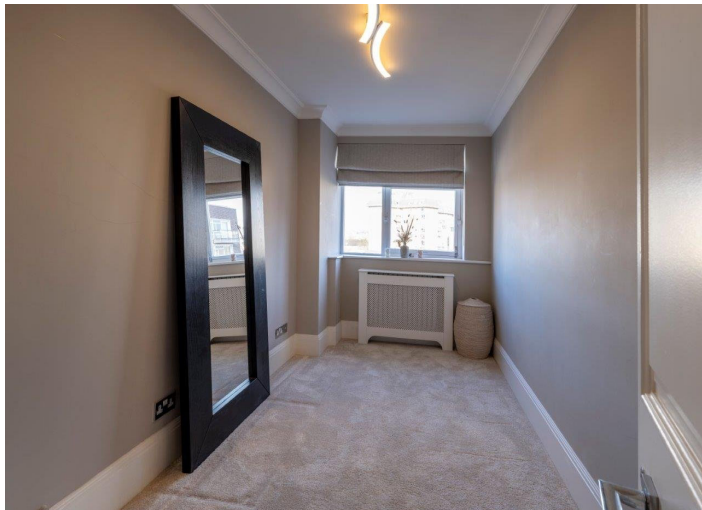
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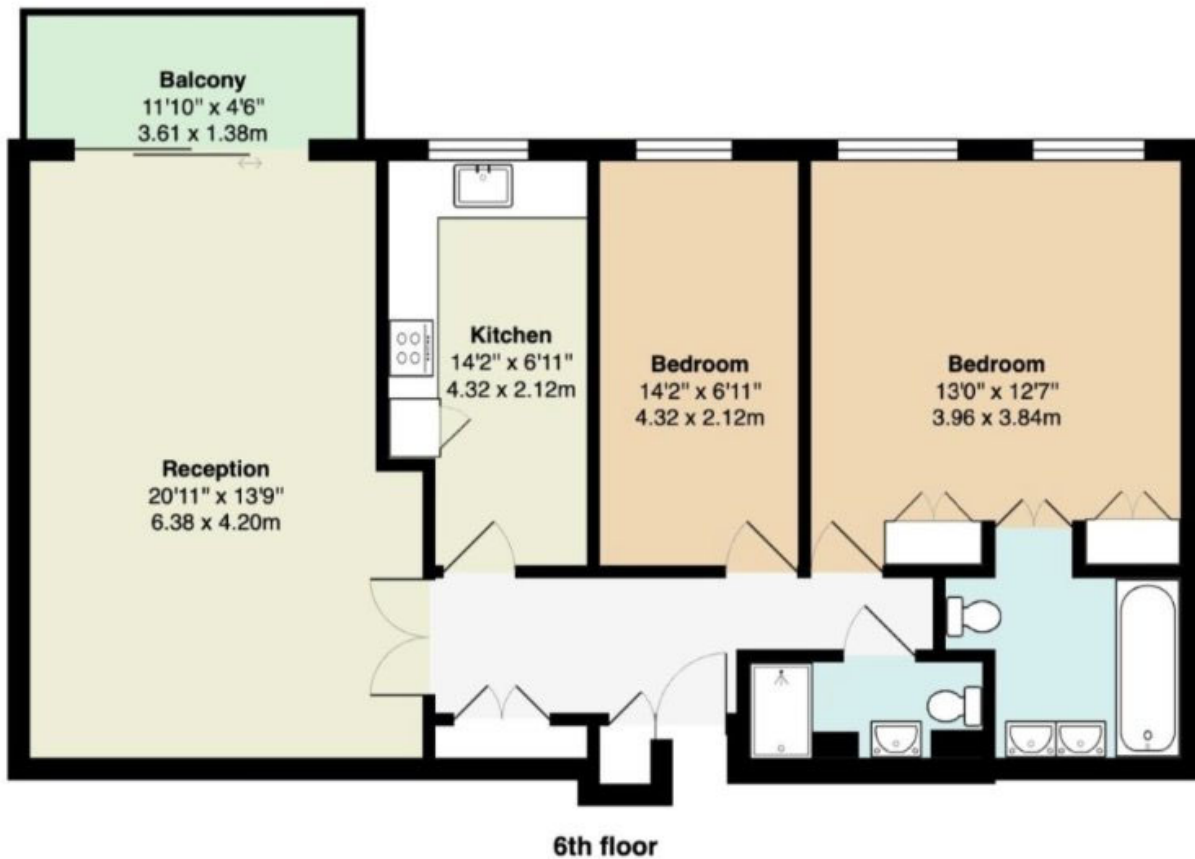
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Sheringham, Queensmead, NW8

Total Gross Area: 848 ft² ... 78.8 m² (excluding balcony)

Ceiling Height 2.4 m

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.