



CHARLES LANE

St John's Wood
London
NW8

Asking Price
£1,250,000

Sole Agent

An architecturally designed two bedroom apartment located on a quiet cobbled road off of St. John's Wood High Street.

This stunning 2 bedroom duplex flat offers a large entrance hall leading into a beautiful eat-in kitchen complete with ample cabinet space and modern appliances, principle bedroom with

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

CHARLES LANE

St John's Wood
London
NW8

Asking Price
£1,250,000
Subject To Contract

Sole Agent

Share of Freehold

Service Charge: £4,799.88 P/A
Ground Rent: £100 P/A

luxurious en-suite bathroom and spacious walk in wardrobe, second double bedroom with built in cupboards and a further shower room.

Additional features of this fantastic property include modern finishes, off street secure parking for one car and ample storage space throughout. Located in the heart of St. John's Wood, this duplex flat is just moments away from local amenities, cafes, and restaurants. St Johns Wood Station is also in close proximity and approximately 0.3 miles.



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

ACCOMMODATION

- Principal Bedroom with En-suite and Walk-in Wardrobe
- Second Bedroom with Ample Storage
- Large Entrance with Built-in Storage
- Open Plan Eat-in Kitchen
- TV room

AMENITIES

- Balcony
- Off-street Parking

COUNCIL TAX: G

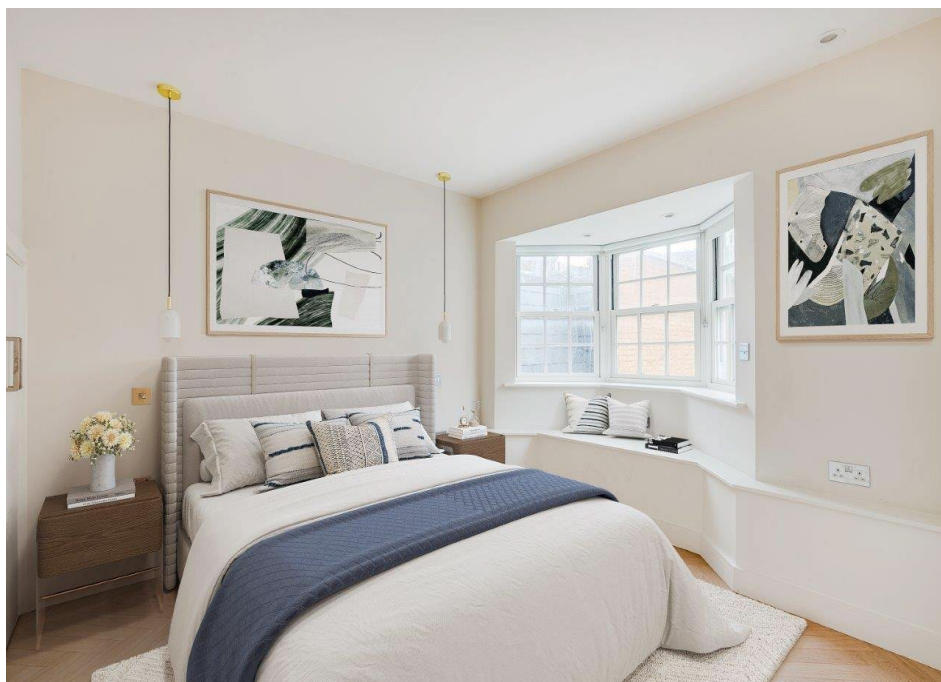
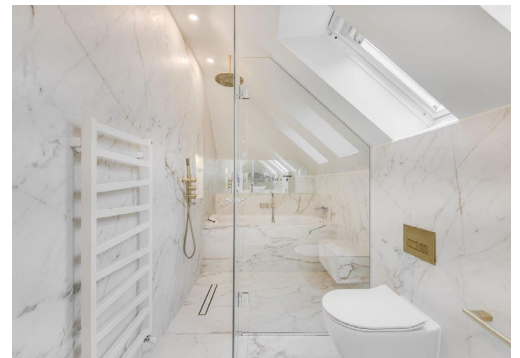
EPC RATING: C



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



ASTON CHASE

Charles Lane, NW8

Approximate gross internal area

1131 sq ft / 105.07 sq m

(Including Eaves Storage & Restricted Height Under 1.5m)

Eaves Storage

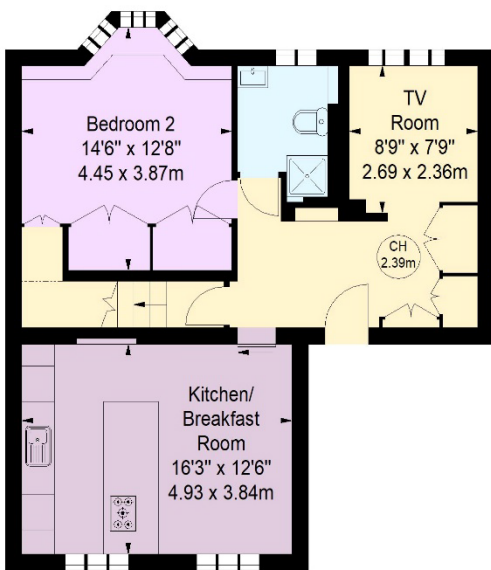
21 sq ft / 1.95 sq m

Restricted Height Under 1.5m

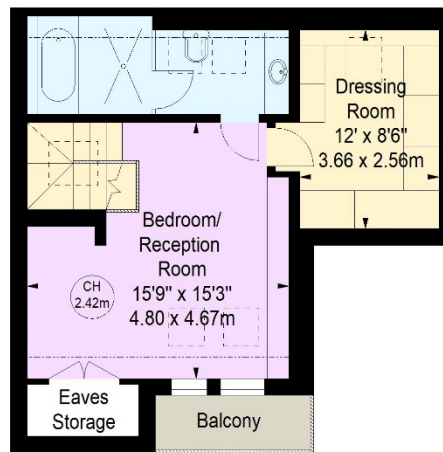
77 sq ft / 7.15 sq m



Key :
CH - Ceiling Height



Second Floor



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



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.