



PORTLAND HOUSE

St. Anns Terrace
London
NW8

Guide Price
£995,000

Sole Agent

A well-presented two double bedroom (91.79 sq.m / 988 sq.ft) duplex apartment set across the second and third floors of a modern, purpose-built block with lift access. The property offers a practical layout with an entrance hall, a bright reception room, an open-plan kitchen, main bedroom with en suite bathroom, second double bedroom, and a separate shower room. The apartment also has access to a terrace (not demised) and benefits from an entryphone system and lift.

ASTON CHASE

67-71 Park Road
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£995,000
Subject To Contract

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Leasehold 145 Years

Service Charge: £8,092 P/A

Located on St Ann's Terrace, the apartment is just a short walk from St John's Wood High Street, offering a range of shops, cafes, and local amenities. St John's Wood Underground Station (Jubilee Line) is also within easy walking distance, providing direct links to the West End and Canary Wharf.



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ACCOMMODATION

- Entrance hall
- Reception room
- Open-plan kitchen
- Main bedroom with en suite bathroom
- Second double bedroom
- Separate shower room

AMENITIES

- Access to terrace (not demised)
- Lift in building
- Entryphone system

COUNCIL TAX: F

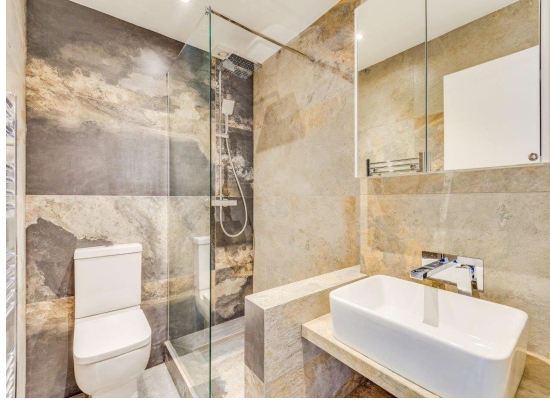
EPC RATING: D



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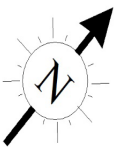
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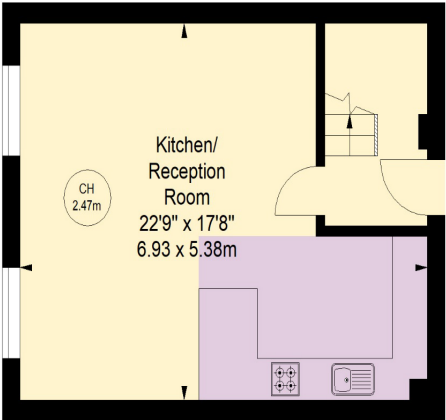


Portland House,
St Ann's Terrace, NW8

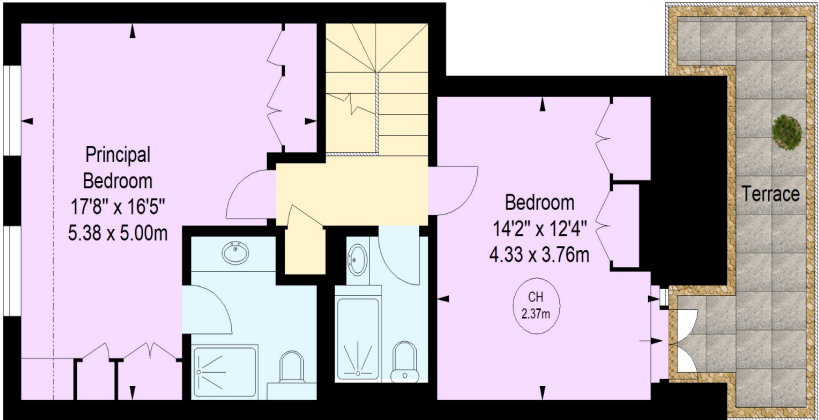
Approximate gross internal area
91.79 sq m / 988 sq ft



Key :
CH - Ceiling Height



Second Floor



Third Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	70 C
39-54	E		
21-38	F		
1-20	G		



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.