



## SHERINGHAM

St John's Wood Park

St John's Wood

London

NW8

Asking Price

£1,195,000

Multiple Agent

An exceptional opportunity to acquire a bright and spacious, two bedroom apartment (854 sq ft / 79 sq m) set on the 5th floor of the highly regarded, Queensmead Development. The property is located on the favoured east side of St John's Wood.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

## SHERINGHAM

St John's Wood Park  
St John's Wood  
London  
NW8

Asking Price  
£1,195,000  
Subject To Contract

Multiple Agent

Leasehold 149 Years

Service Charge: £10,090.00 P/A

The apartment, which has been comprehensively renovated to a high standard, comprises a well-equipped kitchen, generous reception/dining room, primary bedroom with en-suite, one further bedroom, a family shower room and a private balcony.

Sheringham is positioned within the Queensmead development with its uniformed, 24 hr porters and concierge service, secure off street parking (on a first come, first served basis) and landscaped communal areas. Transport is provided by both St John's Wood and Swiss Cottage Underground stations, together with the many varied restaurants, cafes and shops.





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## ACCOMMODATION

- Kitchen
- Reception/Dining Room
- Principle Bedroom with ensuite
- Second Bedroom
- Shower Room
- Private Balcony

## AMENITIES

- 24-hour uniformed concierge service
- Off Street Parking (first come first served)
- Lift
- Manicured communal gardens

COUNCIL TAX: G

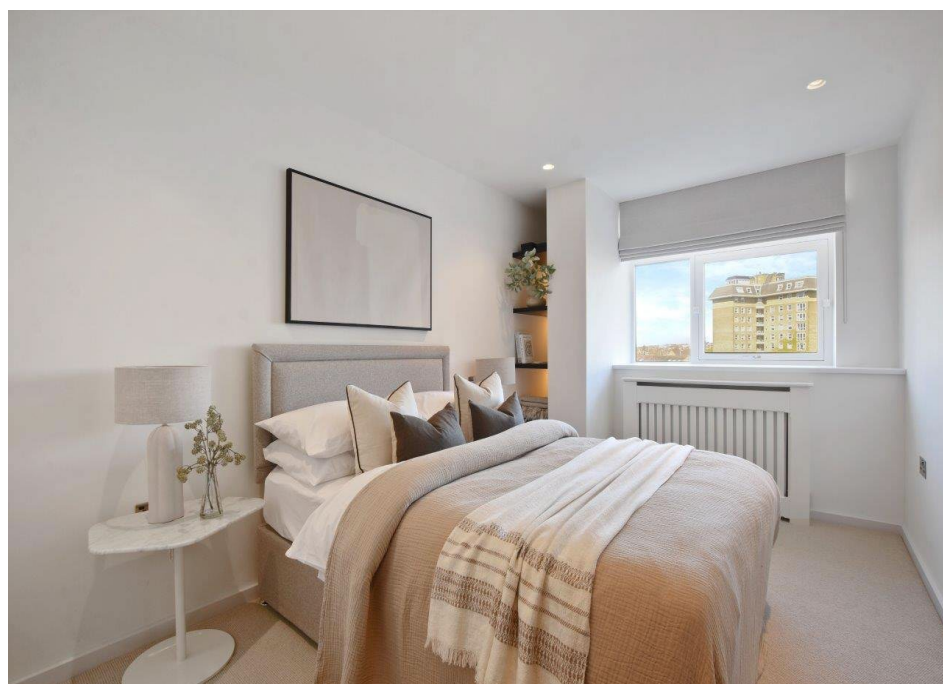
EPC RATING: C



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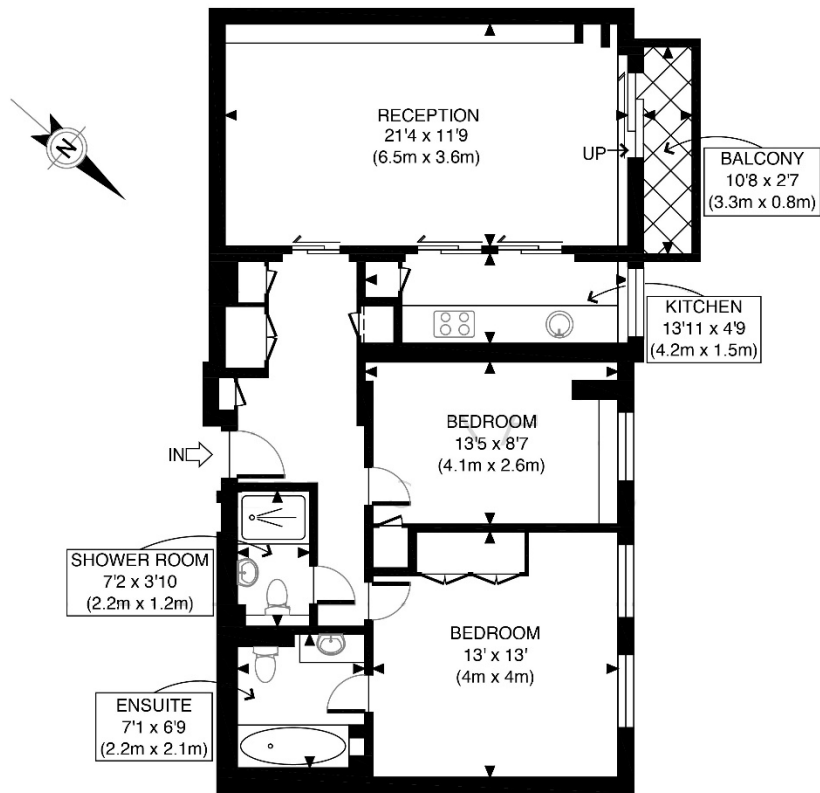
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# ASTON CHASE



FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 854 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 854 SQ FT / 79 SQM	Sheringham
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/07/24
	photoplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

