

CHARLES LANE

St Johns Wood
London
NW8

Asking Price
£1,275,000

Sole Agent

A beautifully designed two bedroom apartment located on a quiet cobbled road moments from St. John's Wood High Street.

ASTON CHASE

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

astonchase.com

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Asking Price
£1,275,000
Subject To Contract

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Share of Freehold

Service Charge: £6,606.00
Ground Rent: Peppercorn

This spacious duplex apartment comprises a large entrance hall leading to a modern kitchen/reception room with ample cupboard space and integrated appliances and a separate study space. The principal bedroom benefits from an en-suite bathroom and a generous walk-in wardrobe, alongside a second double bedroom with built-in storage and a separate shower room.

The property further benefits from modern finishes throughout, good storage space, and secure off-street parking for one car. Ideally located in the heart of St John's Wood, the apartment is close to a range of local amenities, cafés and restaurants, with St John's Wood Underground Station approximately 0.3 miles away.



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ACCOMMODATION

- Eat-in Kitchen
- Reception room/Study
- Principal bedroom with En-suite and Walk-in Wardrobe
- Second Double Bedroom
- Shower Room

AMENITIES

- Secure Off-Street Parking for One Car
- Share of Freehold

COUNCIL TAX: G

EPC RATING: C



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Charles Lane, NW8

Approximate gross internal area

1131 sq ft / 105.07 sq m

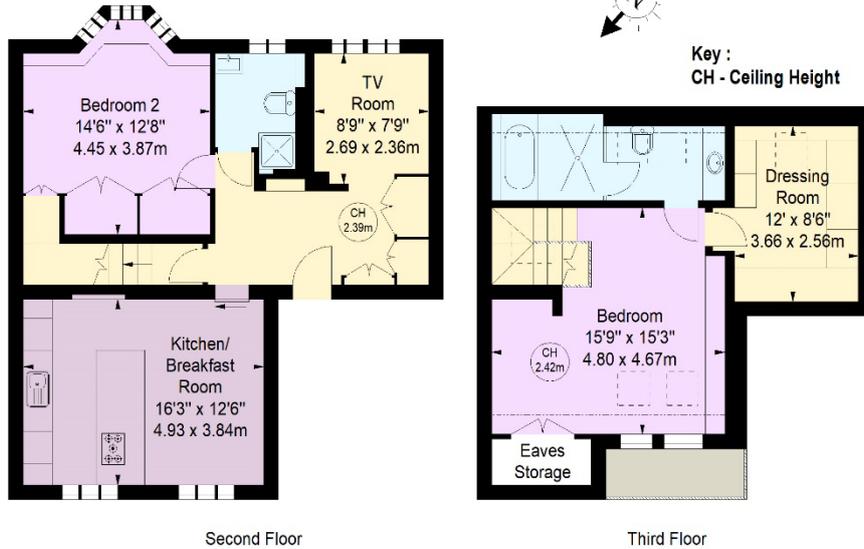
(Including Eaves Storage & Restricted Height Under 1.5m)

Eaves Storage

21 sq ft / 1.95 sq m

Restricted Height Under 1.5m

77 sq ft / 7.15 sq m



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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 c | 77 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.