



# TAYLOR GIBBS

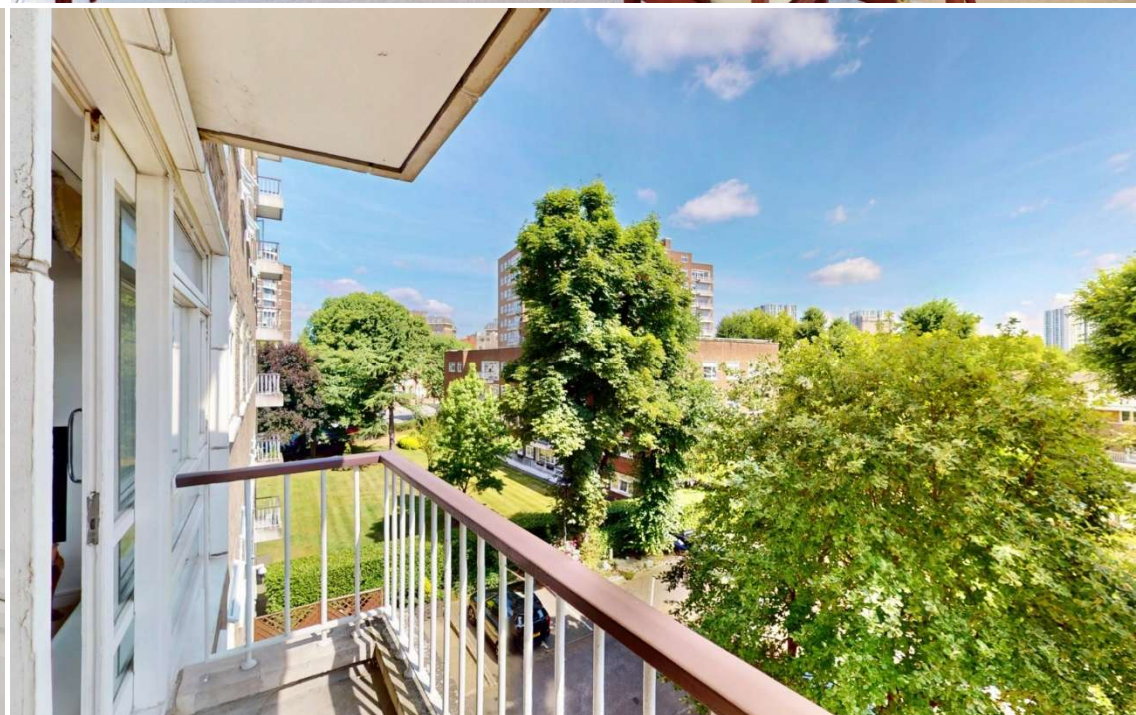
Residential Sales, Lettings & Management Agents

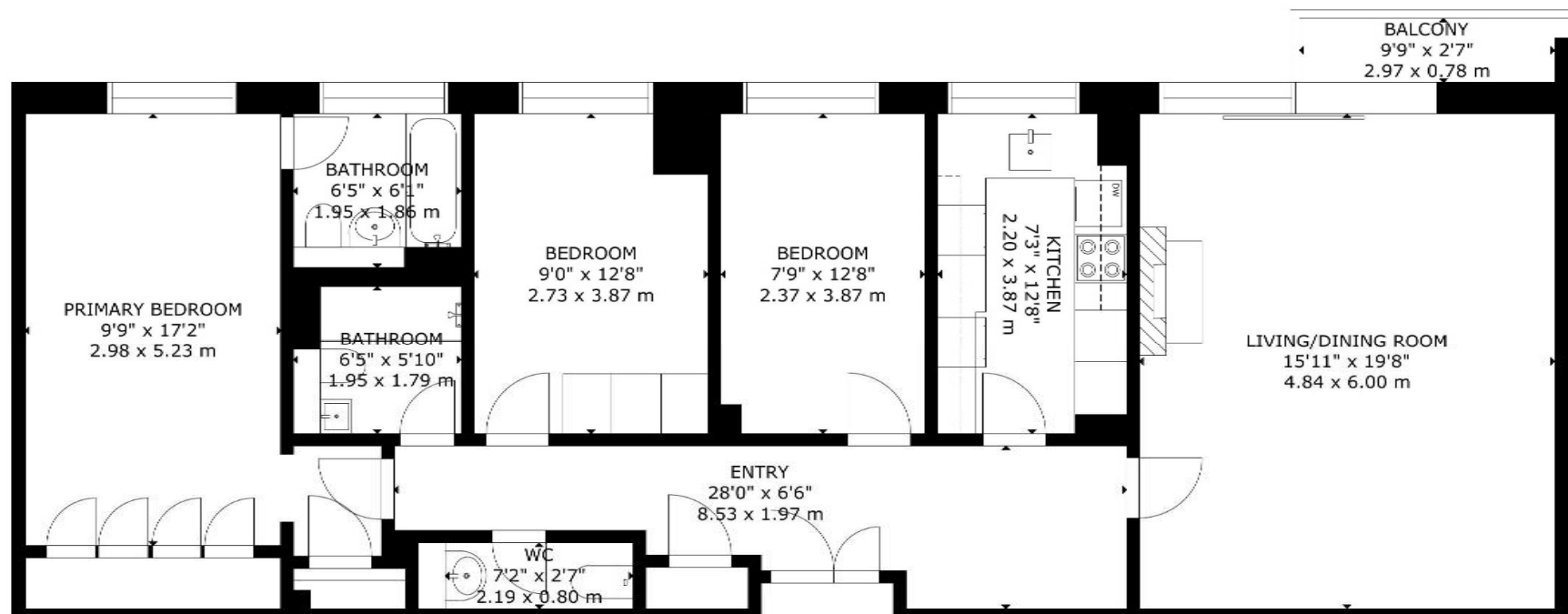
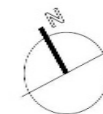
**St. Johns Wood Park, St Johns Wood, NW8**  
**Price £1,475,000 - Leasehold**



A bright three bedroom, two and a half bathroom apartment on the third floor, with lift access, of a well established and sought after apartment block in the heart of St. John's Wood. Benefiting from 24 hour portorage, communal heating, beautiful landscaped communal gardens and off street parking, the property comprises three bedrooms, the primary benefiting from an en-suite bathroom, a large reception room, balcony, a further family bathroom and a guest WC. Both St John's Wood & Swiss Cottage Underground Stations are less than one mile away from the property, as are Lord's Cricket Ground and St John's Wood High Street, with its rich selection of boutique shopping facilities and restaurants.

Council Tax: London Borough Of Camden - Band G  
Approx. Floor Area: 1141 sqft (106 sqm)  
Remaining Lease Term: 149 years  
Annual Service Charge: £14,000  
Annual Ground Rent: £0





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA  
TOTAL: 106 m<sup>2</sup>/1,141 sq ft  
3RD FLOOR: 106 m<sup>2</sup>/1,141 sq ft  
EXCLUDED AREAS: BALCONY: 2 m<sup>2</sup>/26 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



