



# St. John's Wood Park, St. John's Wood, NW8

Asking Price: £990,000

Benham  
& Reeves

# St. John's Wood Park, St. John's Wood, NW8

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A wonderfully bright and well-proportioned three bedroom apartment comprising 1048 sqft / 97.3 sqm situated on the ground floor of this sought-after purpose built block in St. John's Wood.

This superb property further benefits from a 22ft / 6.8sqm south-west facing reception/dining room with direct access to a balcony, a separate kitchen, a principal bedroom with en-suite bathroom and also direct access to another balcony, two further bedrooms, bathroom and communal gardens.

We are informed that a lease extension can be assigned, the cost of which will be paid by the purchaser.

Sheringham forms part of the prestigious Queensmead Estate which is set within communal gardens and includes 24 hour porters and off-street parking on a first come first served basis.

The property is ideally located on the prime east side of St John's Wood with easy access to the local high street, with its cafes, restaurants and boutique shopping facilities, and both St John's Wood and Swiss Cottage tube stations (Jubilee Line) are within walking distance.



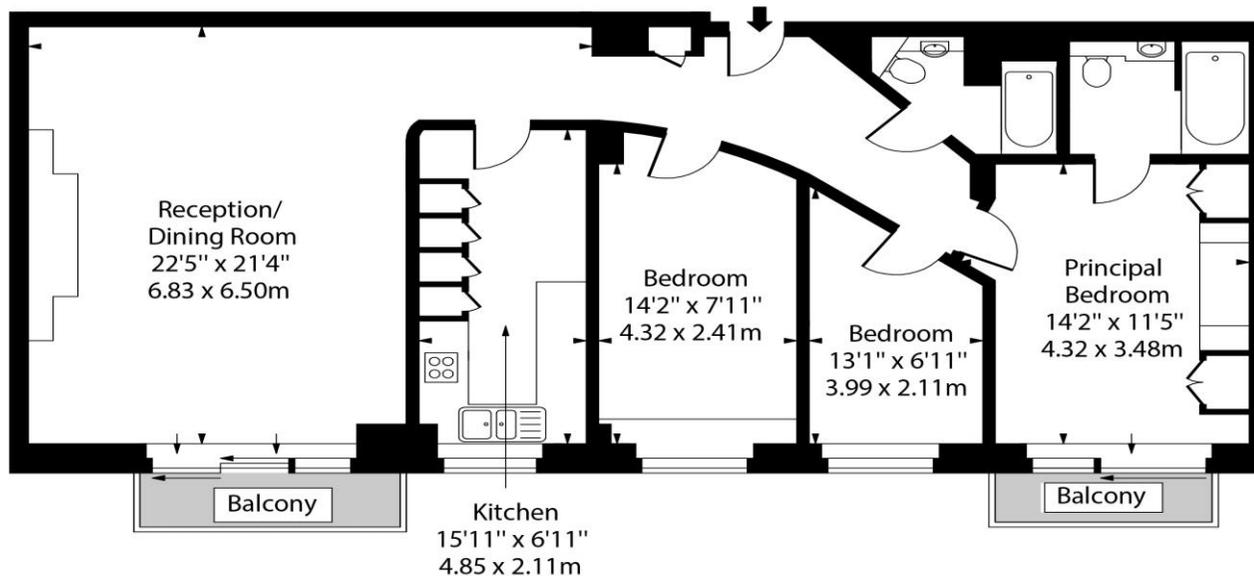
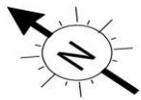


## Property Features:

- Three Bedrooms
- Two Balconies
- Two Bathrooms & 1 W/C
- Spacious Reception Room
- Separate Kitchen
- 1048 sqft / 97.3 sqm
- Close proximity to St. John's Wood High Street
- Communal Gardens
- Lease Extension Assignable, the cost of which to incoming purchaser
- Parking
- Porters
- Prestigious Purpose-Built Block



Sheringham,  
St. John's Wood Park, NW8



Ground Floor

Approx Gross Internal Area 1048 Sq Ft - 97.36 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.42801

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£990,000
Tenure:	Leasehold Expires 22/11/2084 Approximately 61 Years Remaining
Ground Rent:	£168.75 (per annum) 2023
Service Charge:	£9,741 approx. (per annum) 01.10.23 - 31.3.24 - £4,870.89

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM210027

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W: [www.benhams.com](http://www.benhams.com)

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