



7th Floor, 'Walsingham'

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

Guide Price: £1,590,000

Long Leasehold – Approx 149 years

JOINT SOLE AGENT

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

A wonderfully bright 3 bedroom apartment located on the 7th floor with far reaching easterly views across Primrose Hill, The City and beyond. The apartment is offered in very good condition throughout, arranged over 1,170sqft / 108.7sqm and features a large reception room with solid wood strip flooring and access to an east facing balcony.

'Walsingham' is in Queensmead, located on St John's Wood Park, and is a modern private development with 24/7 porterage, lifts, off-street parking and communal gardens – located within 0.5ml of St John's Wood Underground (Jubilee Line) and St John's Wood High Street.

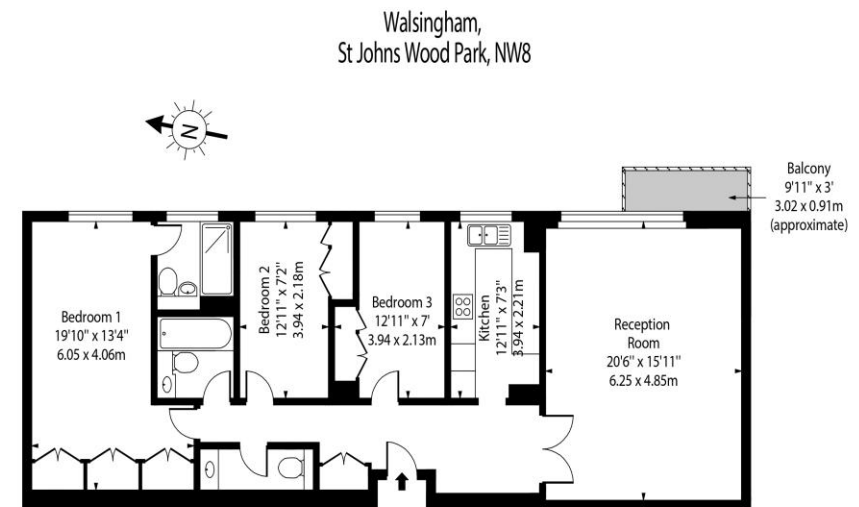
Council Tax Band: G

Local Authority: Camden

EPC Rating: C

Service Charge (per annum): Approx £14,000.00 and includes 24/7 porterage, communal hot water and heating, communal gardens, parking.

- Large Reception Room
- Principal Bedroom with Ensuite Shower Room
- 2 Further Bedrooms
- Bathroom
- Guest Cloakroom
- Fitted Kitchen
- Balcony with views over Primrose Hill and beyond
- Off Street Parking for 2 cars
- Lifts
- 24/7 Porterage
- Communal Gardens
- CCTV



Seventh Floor

Approx Gross Internal Area 1,170 Sq Ft - 108.7 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.51508

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.







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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	