



UNMODERNISED 3-4 BEDROOM APARTMENT WITH PARKING

**75 William Court, Hall Road,
St John's Wood, London, NW8**

JOINT SOLE AGENT

OFFERS IN EXCESS OF **£1,000,000**

Leasehold

75 William Court, Hall Road, St John's Wood, London, NW8

A spacious UNMODERNISED apartment located on the 3rd floor of this well maintained portered building. The property is arranged over 1,362sqft with the current layout as 3-4 bedrooms, two bathrooms, large reception room and kitchen. Subject to the necessary consents, could be reconfigured to create a superb three-bedroom, two-bathroom home. The apartment will also be sold with the benefit of an allocated parking space.

William Court is located approximately 0.5ml from St John's Wood Underground Station (Jubilee Line) and within 0.6ml of St John's Wood High Street.

EPC:C

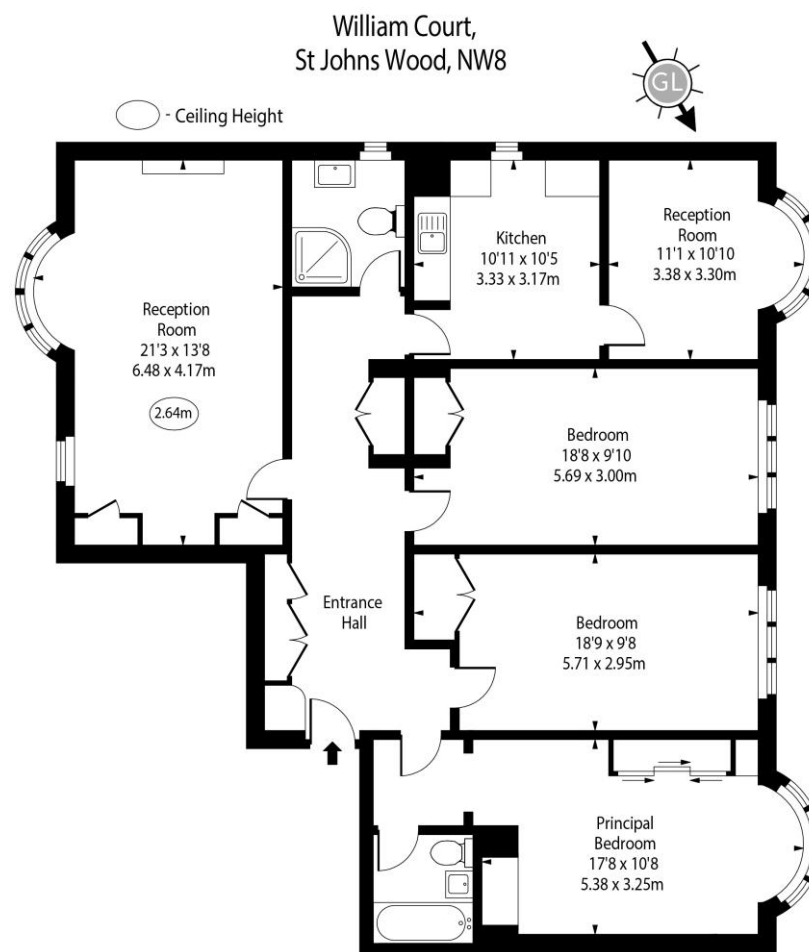
Local Authority: Westminster; Council Tax Band: G

Service Charge (per annum): Approx £16,000 to include hot water, central heating, portage, lifts, etc

Ground rent (per annum): £150.00, rising to £375 per annum

Tenure: Leasehold - 125 Years from 25 March 1997

- 1 -2 Reception Rooms
- Kitchen
- 3 - 4 bedrooms
- 2 bathrooms (1 ensuite)
- Porterage
- Lifts
- Communal Heating and Hot Water
- Communal Gardens
- Allocated Off Street Parking Space



Third Floor

Approx Gross Internal Area 1362 Sq Ft - 126.53 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 028139K





Laurence Leigh Residential

60 Queens Grove
St Johns Wood
NW8 6ER

T: 020 7483 0101
E: info@laurenceleigh.com
www.laurenceleigh.com



Company Registered Number: 6304836.
Registered Office Address 40 Queen Anne Street, London, W1 9EL, England

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.