



**Penthouse C - St John's Wood Court**  
St John's Wood Road, London, NW8

**Guide Price: £2,750,000**

*Leasehold*

JOINT SOLE AGENT

# Penthouse C - St John's Wood Court, London, NW8

A rare opportunity to acquire a stunning Penthouse apartment interior designed by Kelly Hoppen and her signature palette of textures, colour scheme and clean lines. This home is arranged over 1,682sqft / 156.3sqm and featuring two large private terraces with views towards and over the iconic Lord's Cricket Ground.

This meticulously presented two double bedroom home features a 26ft reception / dining room, a wonderfully large principal bedroom suite with generous dressing area and ensuite bathroom – both having direct access to roof terraces. The second bedroom suite is also a double with access to a terrace. Other features include underfloor heating and air-conditioning.

St John's Wood Court is a prestigious and well-run red brick mansion block dating back to early 1920's, featuring 24/7 portage and set back from St John's Wood Road. The Penthouses were an addition in the 1990's. This apartment will be sold with the benefit of an allocated parking space on the forecourt. Centrally located just 0.6mls from St John's Wood Underground Station (Jubilee Line) and High Street with its boutiques and eateries and less than 0.5mls from the open spaces of The Regent's Park moments from St John's Wood High Street, Regent's Park. The property is offered for sale with no onward chain.

Local Authority / Council Tax: Westminster – Band G

Service Charge (per annum): £12,500.00 (payable half yearly).

Ground rent (per annum): £225.00 (payable half yearly)

Lease: Expires March 2109 - Approx 83 Years remaining. (Our clients inform us following an initial discussion with the managing agent that a lease extension (999 years from 1984) would be in the region of £65,000 plus legal/transfer fees)

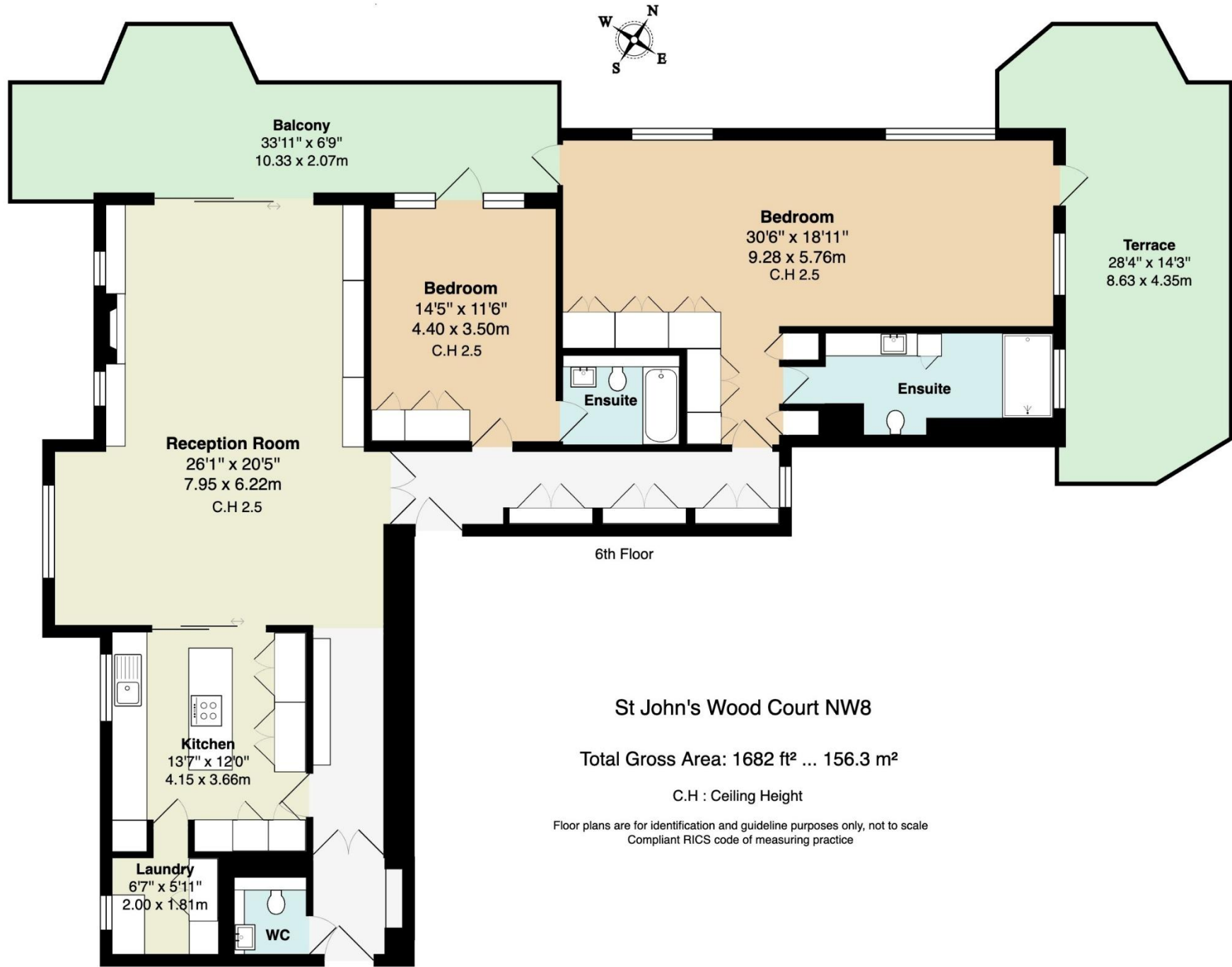
- Entrance Hall
- Guest Cloakroom
- 26ft Reception / Dining Room
- Modern Fitted Kitchen
- Laundry / Utility Room
- 30ft Principal Bedroom Suite With Dressing Area and Ensuite Bathroom
- Second Double Bedroom Suite with Ensuite Bathroom
- 2 Large Roof Terraces
- Extensive Storage
- Lift
- 24/7 Porter
- Allocated Off Street Parking Space to Forecourt
- Underfloor Heating and Air conditioning











6th Floor

**St John's Wood Court NW8**

**Total Gross Area: 1682 ft² ... 156.3 m²**

C.H : Ceiling Height

Floor plans are for identification and guideline purposes only, not to scale  
Compliant RICS code of measuring practice



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