



3
Bedroom Apartment
St John's Wood Road
London NW8

- Three double bedrooms
- Two family bathrooms
- Third floor
- Leasehold, 87 Years remaining

Asking price of **£1,500,000**
Leasehold

St. Johns Wood Road, NWS



Third Floor

Approx Gross Internal Area 1366 Sq Ft - 126.90 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. www.mlrealestate.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Stunning three double bedroom apartment situated on the 3rd floor of this meticulously maintained portered mansion block facing Lords Cricket Ground. The property benefits from a spacious reception room with views to Lord's, fully fitted integrated kitchen, three double bedrooms and two stylish bathrooms. Leasehold, 87 years remaining.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.