



Garden Road, NW8
Guide Price of £1,775,000, Share of Freehold



Garden Road, NW8

This is a rare opportunity to acquire a fantastic apartment set on the second floor of a desirable mansion block in the heart St Johns Wood.

The property has excellent room proportions and benefits from an incredible amount of natural daylight throughout. Comprising of a large reception and dining room with no fewer than five sash windows set across all areas of the room, a separate eat in kitchen/breakfast room with modern appliances, the main bedroom with plenty of wardrobe space, two further excellent sized bedrooms, both again with lots of storage space, the family bathroom, a separate guest cloakroom and a storage cupboard. The flat further benefits from the buildings passenger lift and live in caretaker's services, Aswell as a separate storage room located in the basement of the block.

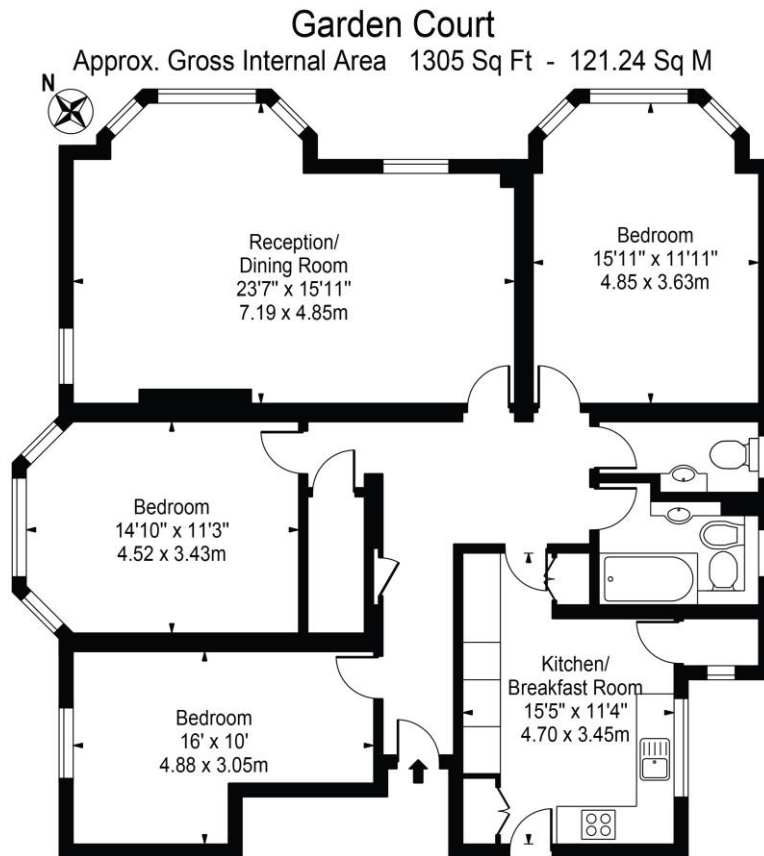
Garden Court is a beautiful purpose-built boutique mansion block, situated on the corner of Abbey and Garden Road. Two of London's most iconic landmarks are visible from your reception room window in The Beatles Abbey Road Crossing and Lords Cricket Ground. St Johns Wood High-Street and its world class amenities which include a variety of shops, restaurants, bakeries, and Cafe's is quite up the road, and the famous open green spaces and boating lakes of his Majesty's Regents Park is also nearby. The nearest tube station is St Johns Wood, just a short walk from your front door, which provides a simple commute across the Capital.

Service Charge: £5,501.27 per annum

Ref PCL230192

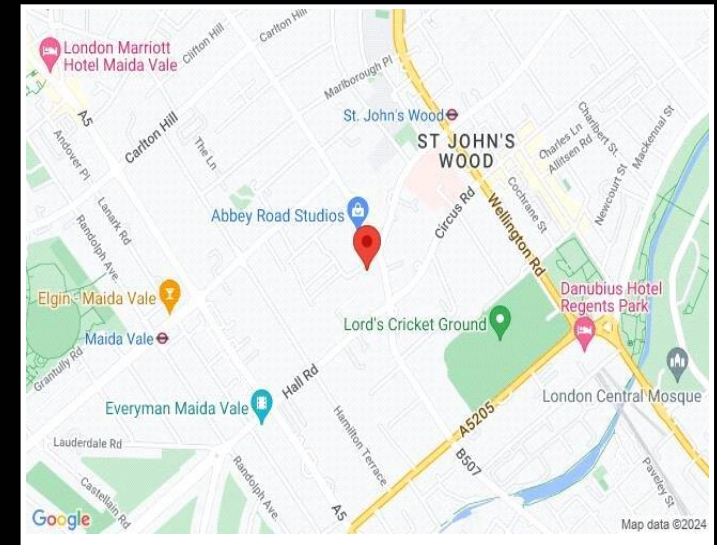
Guide Price of £1,775,000
Share of Freehold





Second Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
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+) A		
(81-91) B		83
(69-80) C	71	
(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	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.