



## SHERINGHAM, ST JOHN'S WOOD, LONDON, NW8 £1,295,000 LEASEHOLD

An immaculate, newly renovated two-double bedroom apartment located on the fifth-floor of this very well-regarded luxury development, which benefits from 24 hour portage and residents' parking. The property has floor-to-ceiling patio doors, which lead on to a private balcony, in addition to a bespoke inter-connecting kitchen with Neolith porcelain granite countertops. There is a fitted wardrobe and an en-suite shower room to the principal bedroom as well as inset LED spotlights and additional storage and shelving throughout the property. This wonderful development is less than half a mile away from St John's Wood High Street and Underground Station (Jubilee Line).

Two Bedrooms | En-Suite Bathroom | Shower Room | Reception Room | Kitchen | Private Balcony  
| 24 Hour Portage | Residents Parking | Leasehold

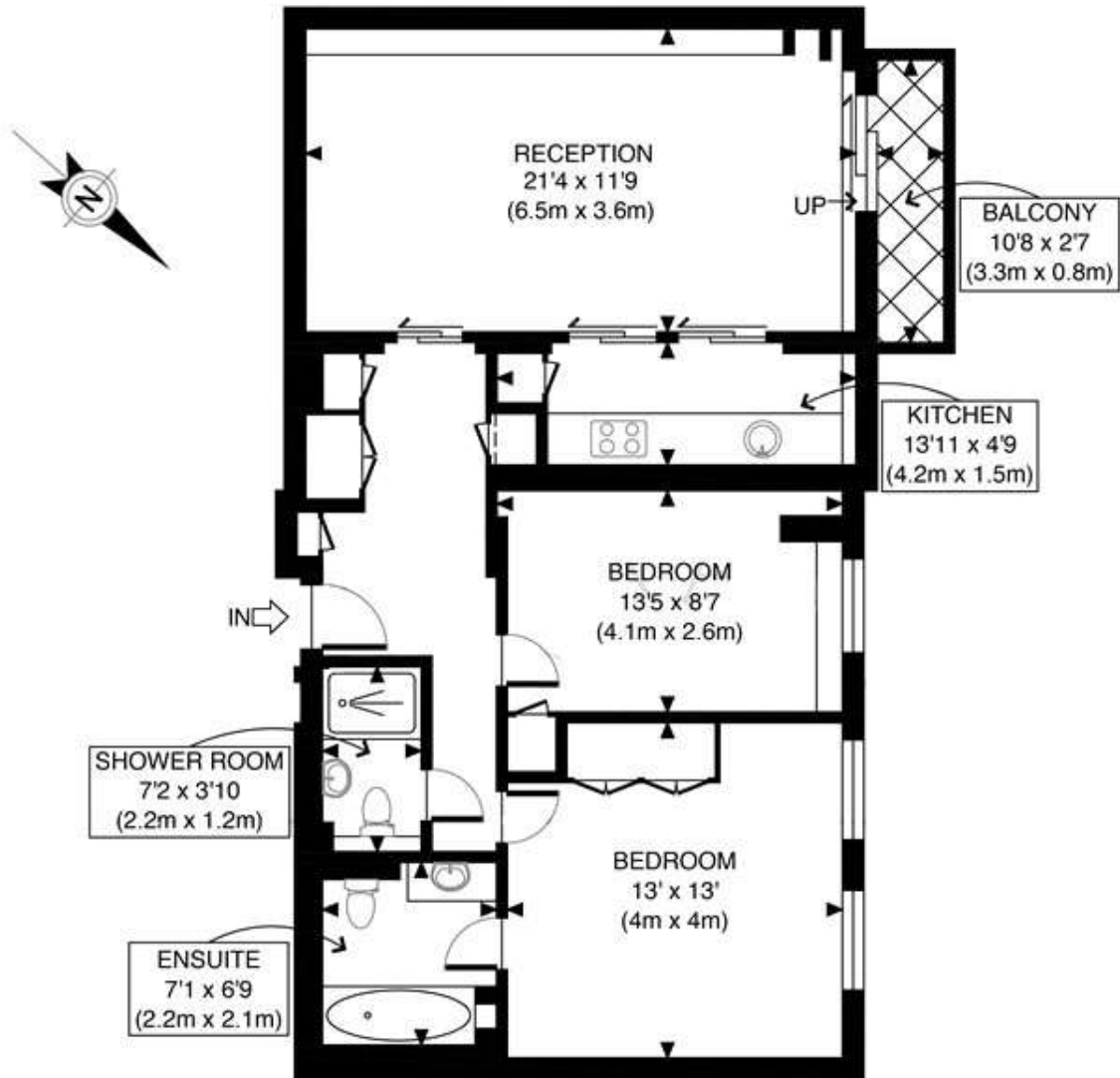
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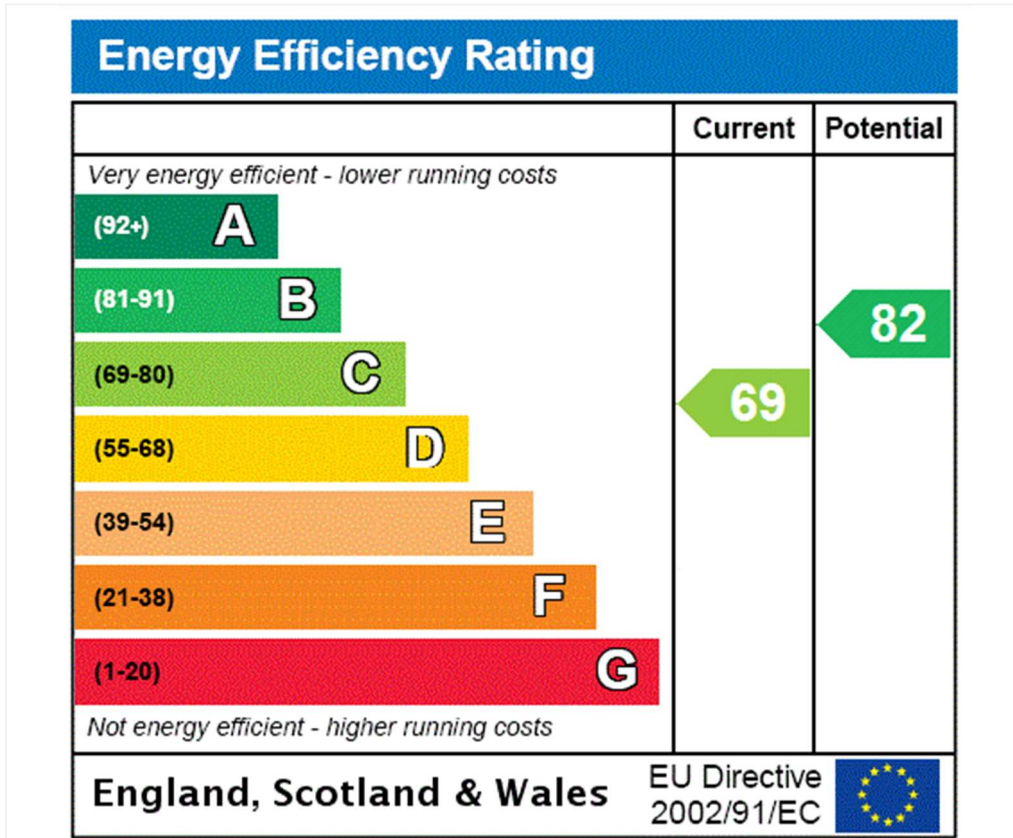






FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 854 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 854 SQ FT / 79 SQM</p>	<p>Sheringham</p>
<p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.</p>	<p>date 10/07/24</p>
<p>While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>photoplan </p>



**Tenure:** Leasehold

**Term:** Expires - 21/11/2174

**Service Charge:** £10,091.34 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



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