



## SPENCER COURT, ST JOHN'S WOOD, LONDON, NW8 £1,450,000 LEASEHOLD

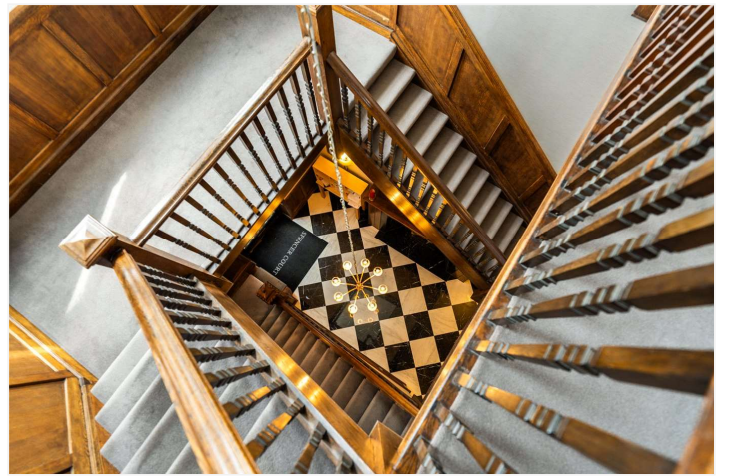
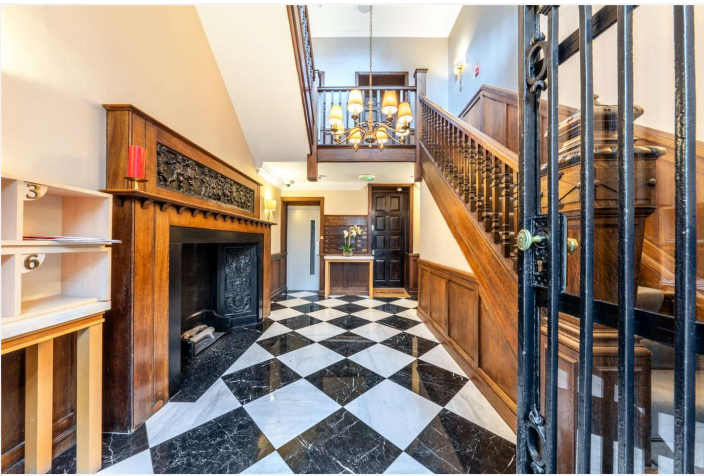
A wonderful three-bedroom, three bathroom, fourth floor apartment (with passenger lift) which measures just under 1200 sq ft, the property further benefits from parquet wood flooring, a separate kitchen and far-reaching south-facing views. This period building is located on the corner of Marlborough Place and Hamilton Terrace, both roads are renowned for their charm and beauty.

Three Bedrooms | Reception Room | Three Bathrooms | Separate Kitchen | Passenger Lift |  
Parquet Wood Flooring | South Facing | Leasehold

**Winkworth**

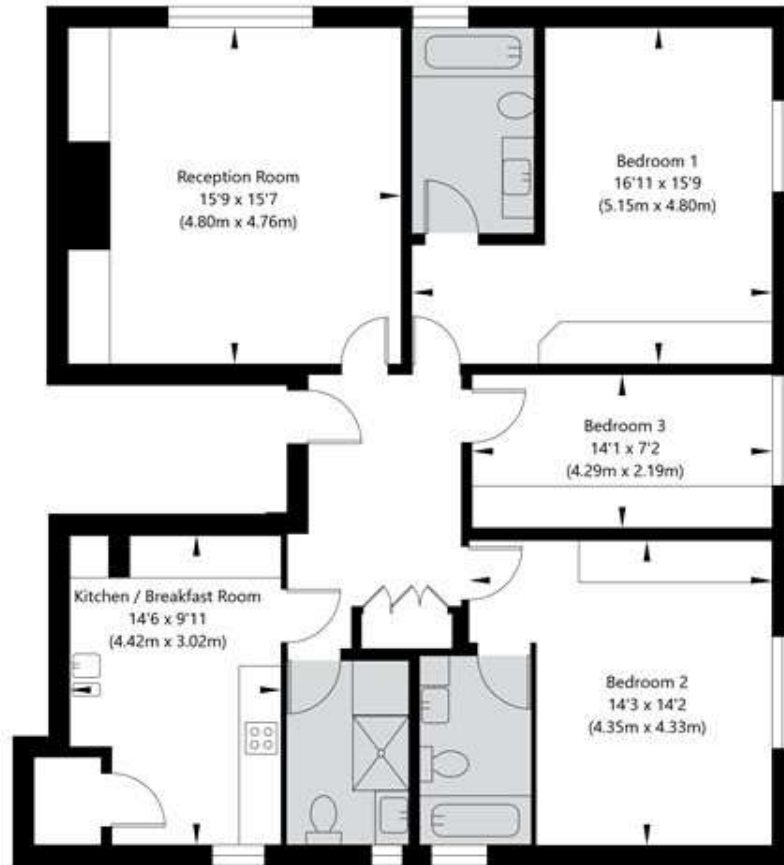
for every step...

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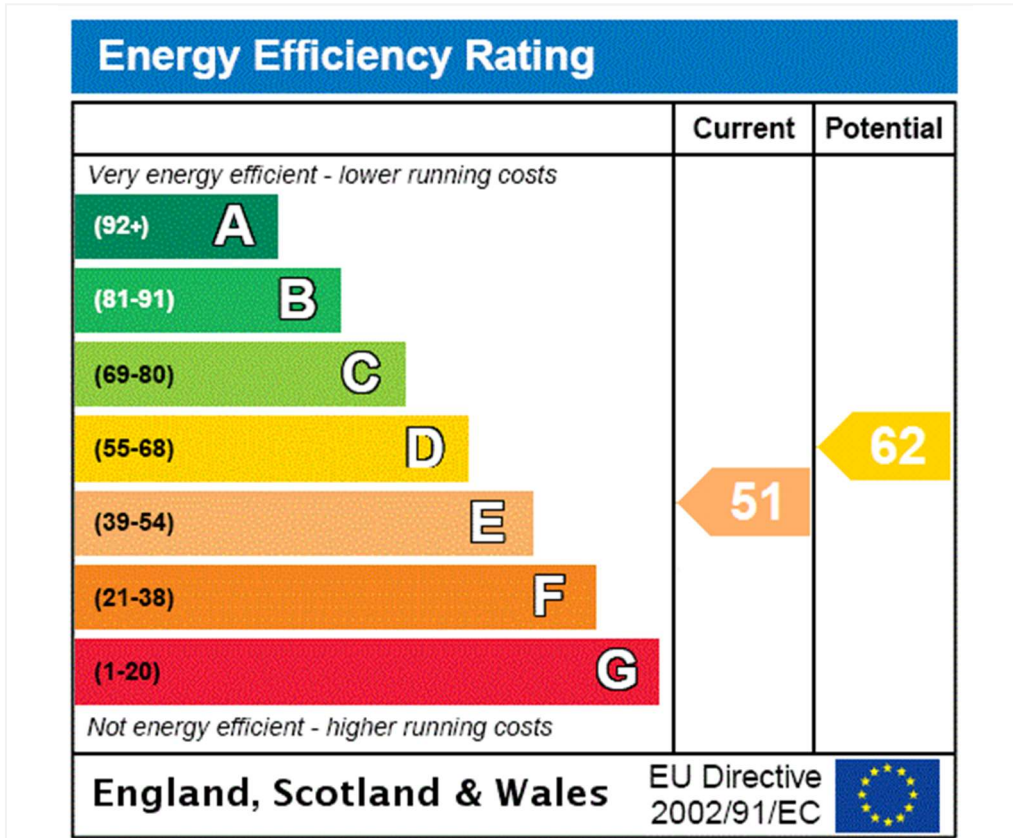
Spencer Court, 72 Marlborough Place, London, NW8 0PP

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 109.47 SQ M / 1178 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 109.47 SQ M / 1178 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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**Tenure:** Leasehold

**Term:** Expires - 19/09/2151

**Service Charge:** £8,872.86 per annum

**Ground Rent:** £ 0 Annually

**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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