

SEARLE HOUSE, ST JOHN'S WOOD, LONDON, NW8 £1,095,000 LEASEHOLD

We are pleased to present this spacious two double bedroom apartment, located on the fourth-floor of this wonderful modern development which was completed in 2015. The property benefits from fantastic south-westerly facing views from a private 21ft balcony accessed directly from the reception room and guest bedroom. There is an array of features, such as under floor heating, oak engineered wooden flooring, Lutron lighting, Miele kitchen appliances, inset LED ceiling lights, bespoke fitted wardrobes to each bedroom, with a beautiful en-suite shower room to the main bedroom. The property also benefits from a secure underground allocated parking space and the development is located 150 metres away from Regent's Park and Primrose Hill, there are other attractions such as London Zoo, Lord's Cricket Ground within the immediate vicinity as well as the newly landscaped St John's Wood High Street, which is home to many fine restaurants and boutique shopping facilities, the local tube station (Jubilee line) is conveniently located 0.6 miles away from the property.

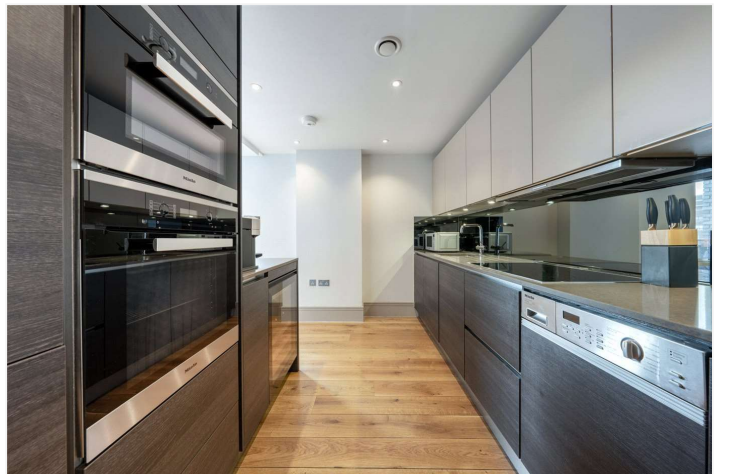
Two Bedrooms | En-suite | Bathroom | South West Aspect | Private Balcony | Underfloor Heating | Lutron Lighting | Miele Kitchen Appliances | Bespoke Furniture | Underground Allocated Parking | Leasehold

View our virtual tour here: <https://youtu.be/HqmVDw9T5bM>

Winkworth

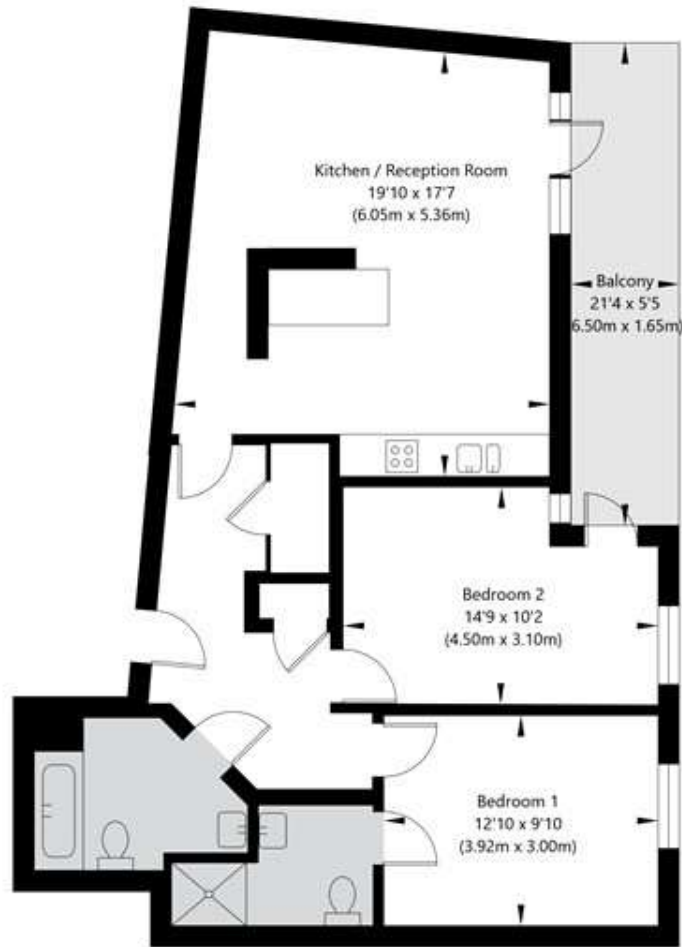
for every step...

[winkworth.co.uk/st-johns-wood](https://www.winkworth.co.uk/st-johns-wood)



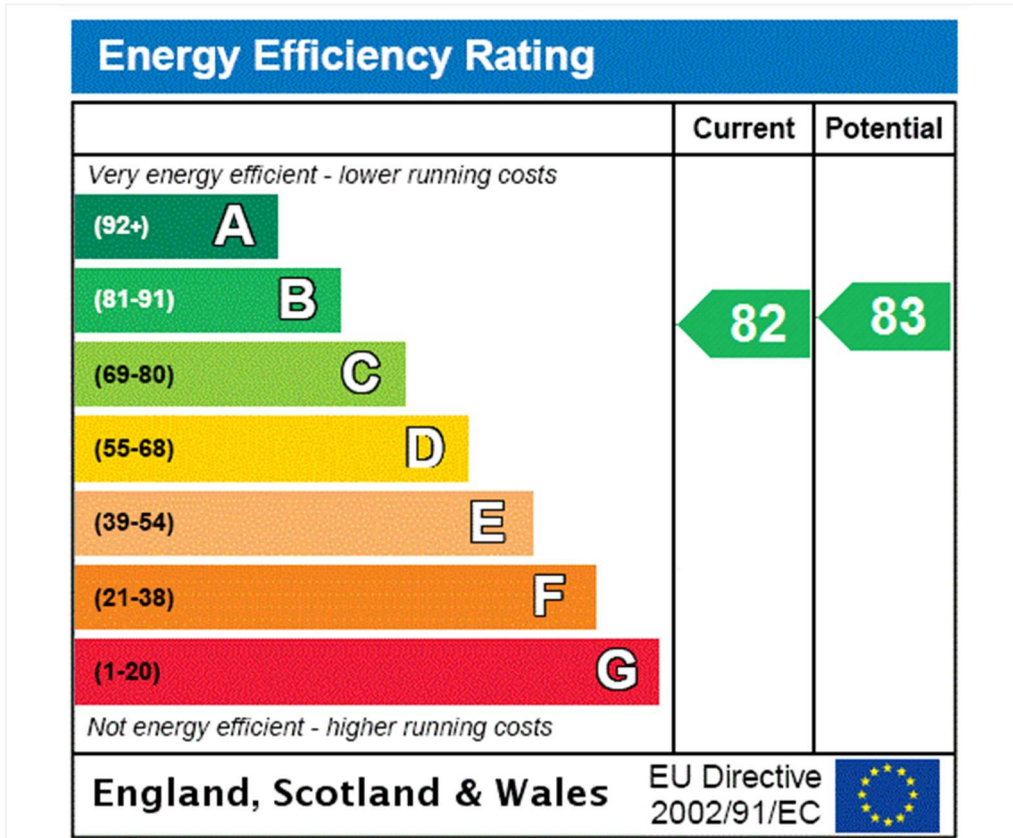
Searle House, Cecil Grove St John's Wood, London, NW8 7EB

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 79.68 SQ M / 858 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 79.68 SQ M / 858 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK



Tenure: Leasehold

Term: Expires - 23/04/3013

Service Charge: £9,558.08 per annum

Ground Rent: £650 Annually (subject to increase)

Council Tax Band: F

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

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



for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.