



Walsingham, St John's Wood, London, NW8

£585,000 *Leasehold*



A well-presented one bedroom apartment, located within one of St John's Wood's most desirable developments, Queensmead. This property benefits from oak engineered wooden flooring throughout, plus an open-plan kitchen which opens out into a 20ft reception room. This secure development benefits from communal heating, residents' parking and is only 0.5 miles away from St John's Wood High Street and Underground Station (Jubilee line) offered for sale, with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

- Bedroom
- En Suite Bathroom
- Guest WC
- Open Plan Kitchen/Reception/Dining Area
- Passenger Lift
- Porterage



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/01/2174

Service Charge: £4,547.06 per annum

Service Charge Note: Additional Reserve Fund Contribution of £1,220.46

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

EPC rating: D



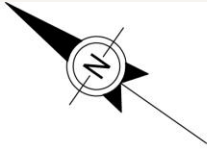


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		

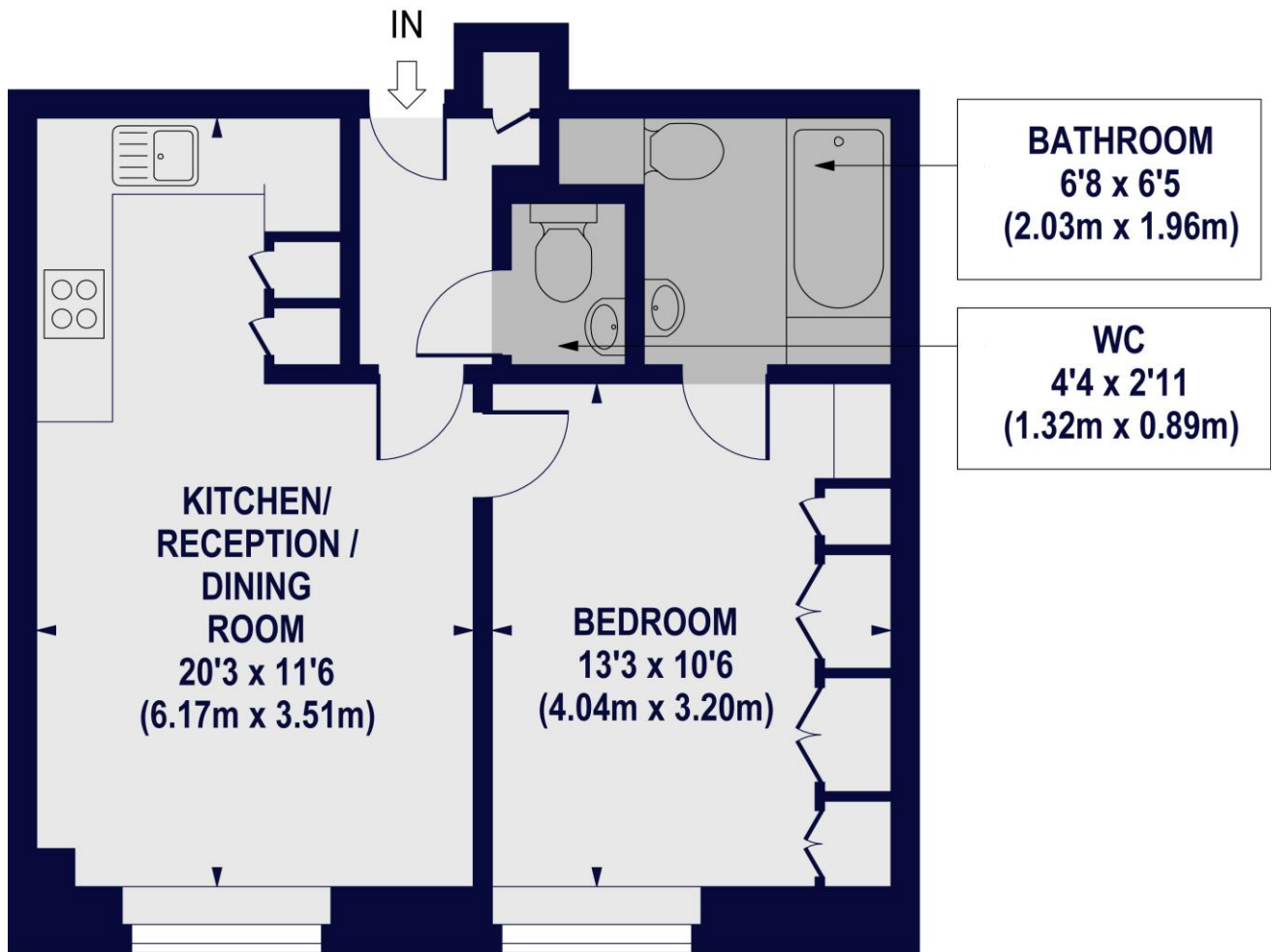
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD170407>



**WALSINGHAM,
QUEENSMEAD, NW8 6RJ**
Approx. Gross Internal Floor Area 458 sq ft. / 42.55 sq.m



GROUND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.33491
This floor plan should be used as a general outline for guidance only. 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.

Winkworth

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.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...

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.