Sheringham
Queensmead
St John's Wood Park, NW8



1302 SQ. FT.

3 Bedrooms

2 Bathrooms

Situated on the ninth floor of Sheringham, set within the sought-after Queensmead development, this spacious three-bedroom apartment offers approximately 1,302 sq ft of well-proportioned accommodation and far-reaching south-westerly views across London. The apartment requires modernisation throughout, presenting an excellent opportunity for an incoming buyer to create a bespoke home. The generous 20 ft reception room opens onto two private balconies, making the most of the elevated outlook. There are three bedrooms, two bathrooms and two separate lock-up garages. Queensmead benefits from 24-hour porterage and concierge service, communal heating and hot water, landscaped communal gardens, and secure off-street parking available on a first-come, first-served basis. The development is conveniently positioned between St John's Wood and Swiss Cottage Underground stations, both on the Jubilee line, and is within easy reach of the shops, cafés, restaurants and boutiques of St John's Wood High Street.

Service charge £15,662 per annum. In addition, reserve fund £4,168 per annum.

Asking Price £1,595,000

Leasehold 148 years remaining approx.























- Service Charge £19,830.00 per annum
- Council Tax Band G
- Spacious apartment extending to approximately 1,302 sq ft
- Ninth Floor
- Far-reaching south-westerly views across London
- Generous 20 ft reception room
- Two private balconies enjoying the elevated outlook
- Requires modernisation throughout, offering an excellent opportunity to create a bespoke home
- Two separate lock-up garages







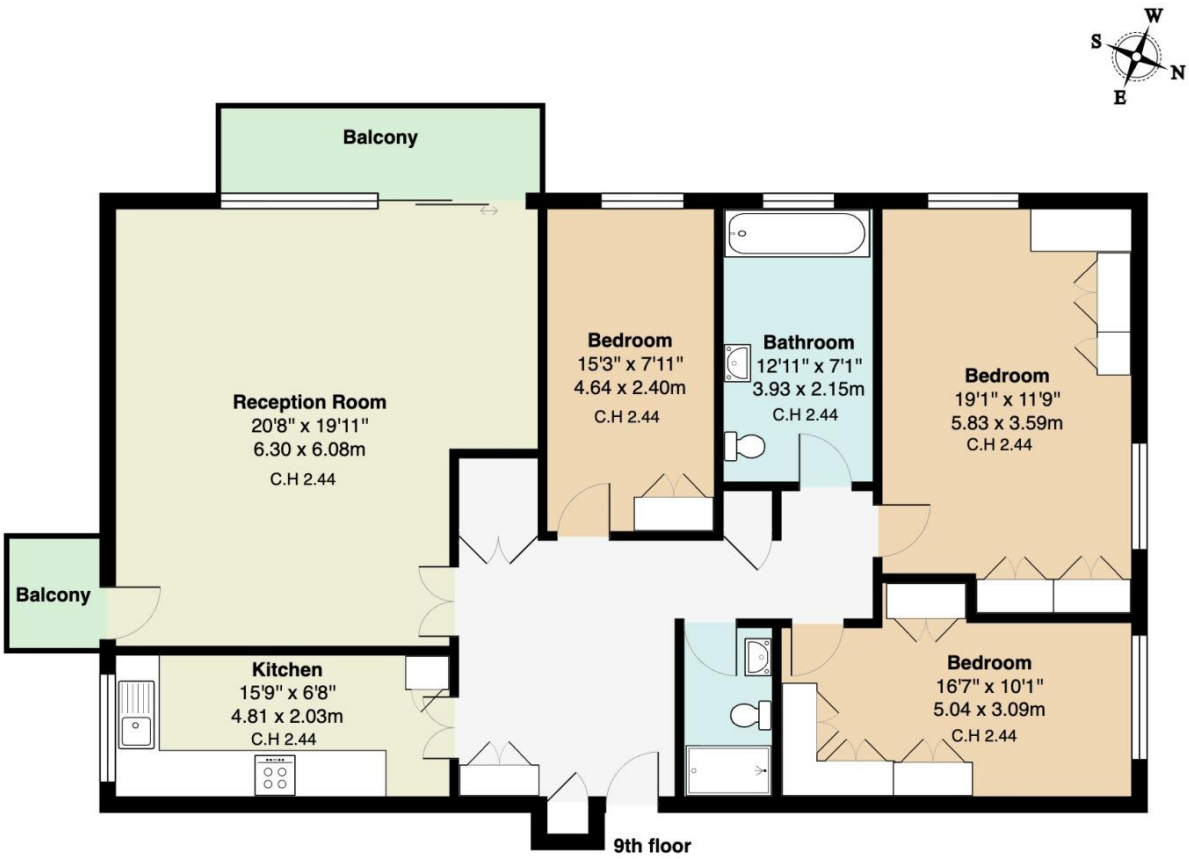








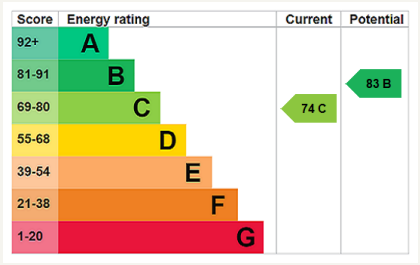




Sheringham, Queensmead, NW8

Total Gross Internal Area: 1302 ft² ... 121.0 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



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IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.