



## 57 Wellington Court

55-67 Wellington Road, St Johns Wood, NW8 9TD

£1,050,000



This beautifully refurbished, interior-designed ground floor flat measures approximately 884 sq ft and is situated within an impressive portered block directly opposite St John's Wood station. Finished to an exceptional standard throughout, the property features a spacious reception room with a stylish open-plan, fully fitted kitchen complete with breakfast bar and tiled flooring. The principal bedroom benefits from an en-suite shower room, complemented by a second double bedroom and a luxurious full bathroom.

The property has approximately 99 years remaining on the lease.

Council Tax Band: F

Service Charge: circa £10,191.11 per annum



Floor Plans

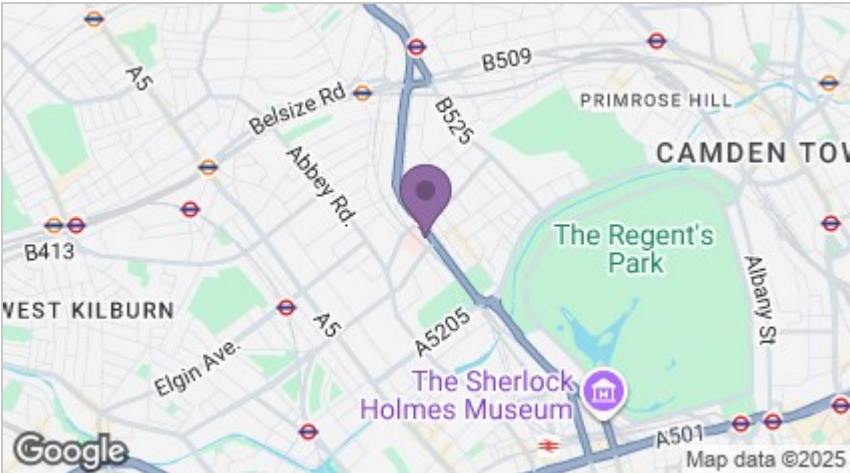


APPROX. GROSS INTERNAL FLOOR AREA: 864 SQ FT/ 80 SQM

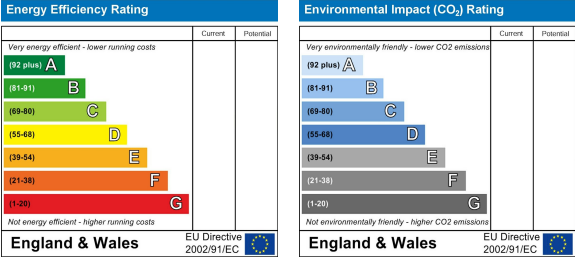
PROPERTY PHOTO PLANS.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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