

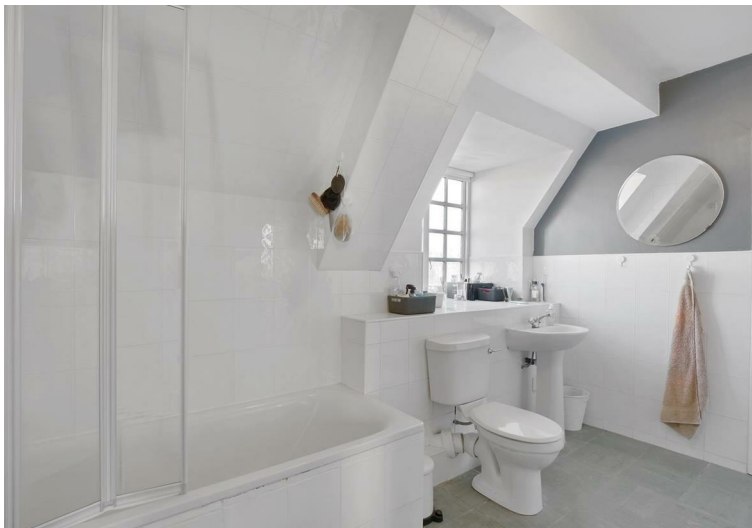


## Orchardson Street, St Johns Wood, NW8 £600,000 Subject to contract

Boasting circa 1026 sq ft ( 95 sq m ) we are pleased to offer this spacious apartment over two floors in excellent decorative condition.

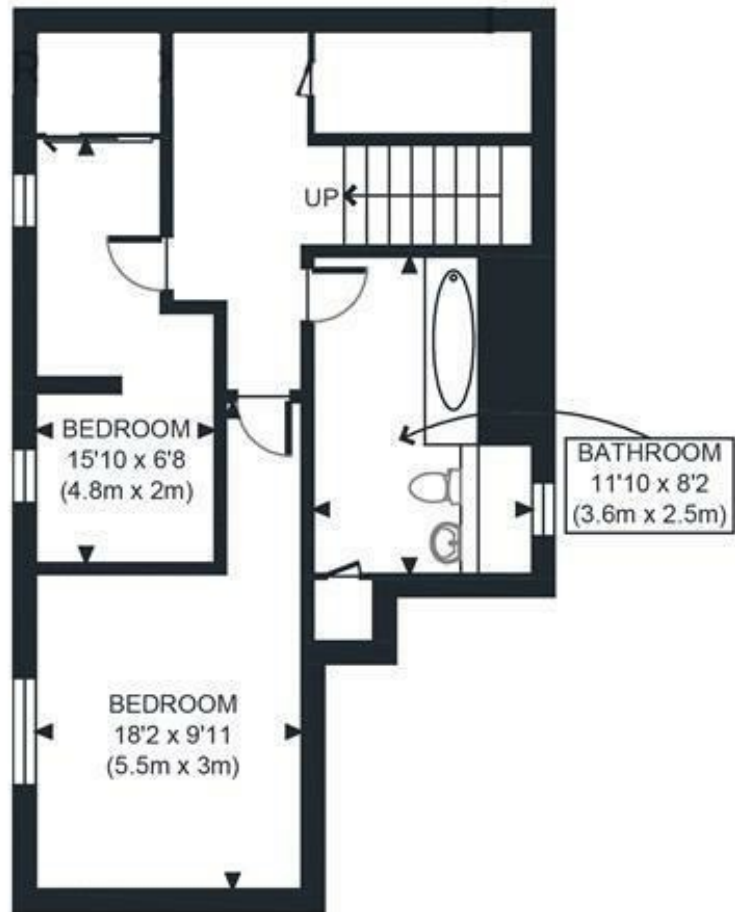
Offering a large reception room with wooden floors, leading to a separate dining room/study, a separate and fully fitted kitchen, stairs leading to 2 further bedrooms and a family bathroom.

Orchardson Street is very well located being close to Marylebone, Regents Park and Edgware Road. There are numerous transport links and easy access into London's West End.





THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 528 SQ FT



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 498 SQ FT

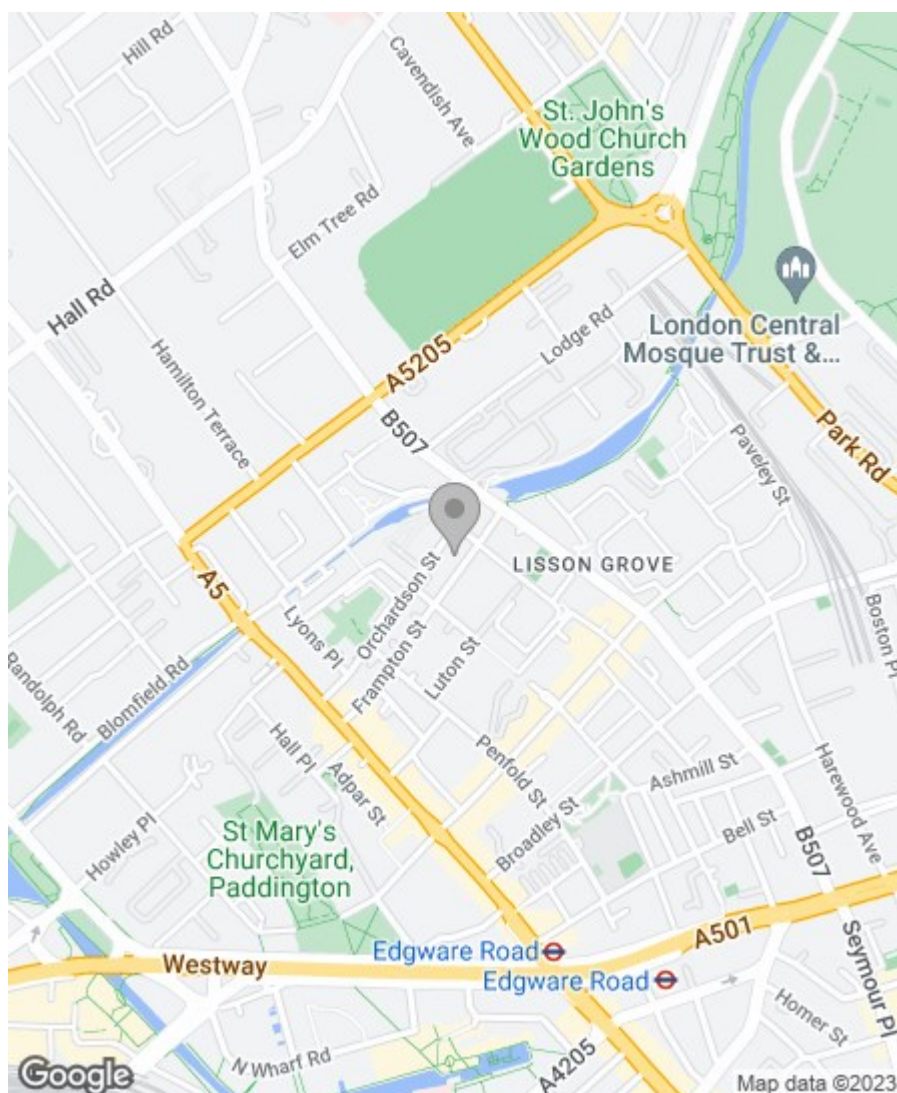
APPROX. GROSS INTERNAL FLOOR AREA 1026 SQ FT / 95 SQM		Orchardson House	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	18/01/22

## Property Overview

Location	St Johns Wood, NW8
Price	Asking Price £600,000
Bedrooms	2
Bathrooms	1
Receptions	2
Tenure	Leasehold
Council	
Tax Band	
Current Ground Rent	Leasehold with approximately 91 years unexpired
Service Charge	
Term	

## Key Features

- Over Two Floor
- Good condion Throughout
- No Chain
- Wooden Floors
- Separate Kitchen
- Service Charge - £1,500 per annum
- EPC - D
- Ground Rent - £10 per annum



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

