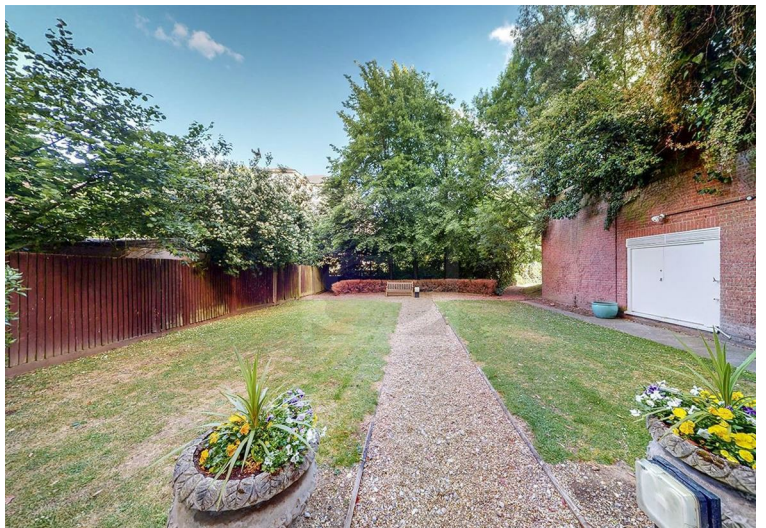
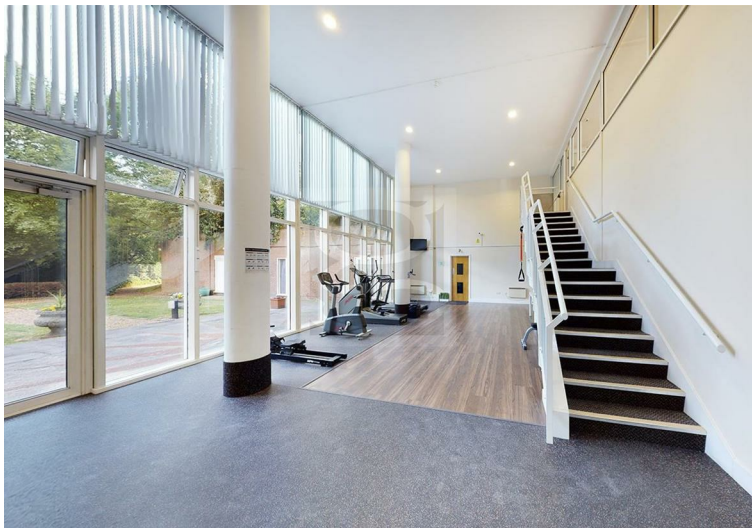




North Bank, St Johns Wood, NW8 £895,000 Subject to contract

A modern apartment within a gated portered development in St. Johns Wood. The property is situated on the fourth floor and comprises a reception room, separate fitted kitchen, dining room/study, master bedroom with en-suite bathroom, second bedroom, shower room and balcony. Benefits include 24 hour portage, two passenger lifts, residents gymnasium and off street parking. Regent Court is located within easy walking distance of both St John's Wood and Baker Street Stations, and the shops and amenities of St John's Wood, Little Venice and Regent's Park.



4TH FLOOR
925 sq.ft. (85.9 sq.m.) approx.



REGENT COURT, NORTH BANK ST JOHNS WOOD NW8

TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Floor plans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.

Property Overview

Location	St Johns Wood, NW8
Price	Asking Price £895,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	A Peppercorn
Service Charge	Approx £5734 Per Annum
Term	Share of Freehold

Key Features

- 2 Bedrooms
- En-Suite Bathroom
- Shower Room
- Reception Room
- Dining Room/Study
- Separate Kitchen
- 24 Hour Porterage
- Allocated Parking Space
- Two Passenger Lifts
- Residents Gymnasium



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

