



A stylish two bedroom duplex apartment in the heart of St John's Wood

Charles Lane, St John's Wood, London, NW8

Guide Price £1,650,000 Leasehold (Lease Expiry December 2993)

savills

- Refurbished to a high standard • Secure underground parking
- Ideally positioned off of St John's Wood High Street • Secure gated front entrance • Long Lease

About this property

A stylish two bedroom duplex apartment situated on Charles Lane, a quiet residential street which is positioned just off of St. John's Wood High Street. The property is set over the second and third floors with accommodation comprising of an open plan kitchen/ dining room, a separate TV room which can be utilised as a study (as shown on floor plan), a spacious principal bedroom suite with dressing room and private balcony, a second bedroom and an additional shower room. Set behind a gated front entrance this luxurious hidden gem has been finished to an extremely high standard throughout and comes with the benefit of a designated underground parking space.

Local Information

The property is situated on Charles Lane which is located approximately 0.1 miles away from St. John's Wood High Street which offers a range of shops, restaurants and various other amenities. St John's Wood Tube station (Jubilee Line) is approximately 0.3 miles away. The famous open green spaces of both Regent's Park and Primrose Hill are approximately 0.2 and 0.5 miles away respectively.

Tenure

Leasehold (Lease Expiry December 2993)

Local Authority

City Of Westminster

Council Tax

Band = G

Ground Rent

£100 per annum (approx)

Service Charge

£3,927 per annum (approx)

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 203 043 3600.



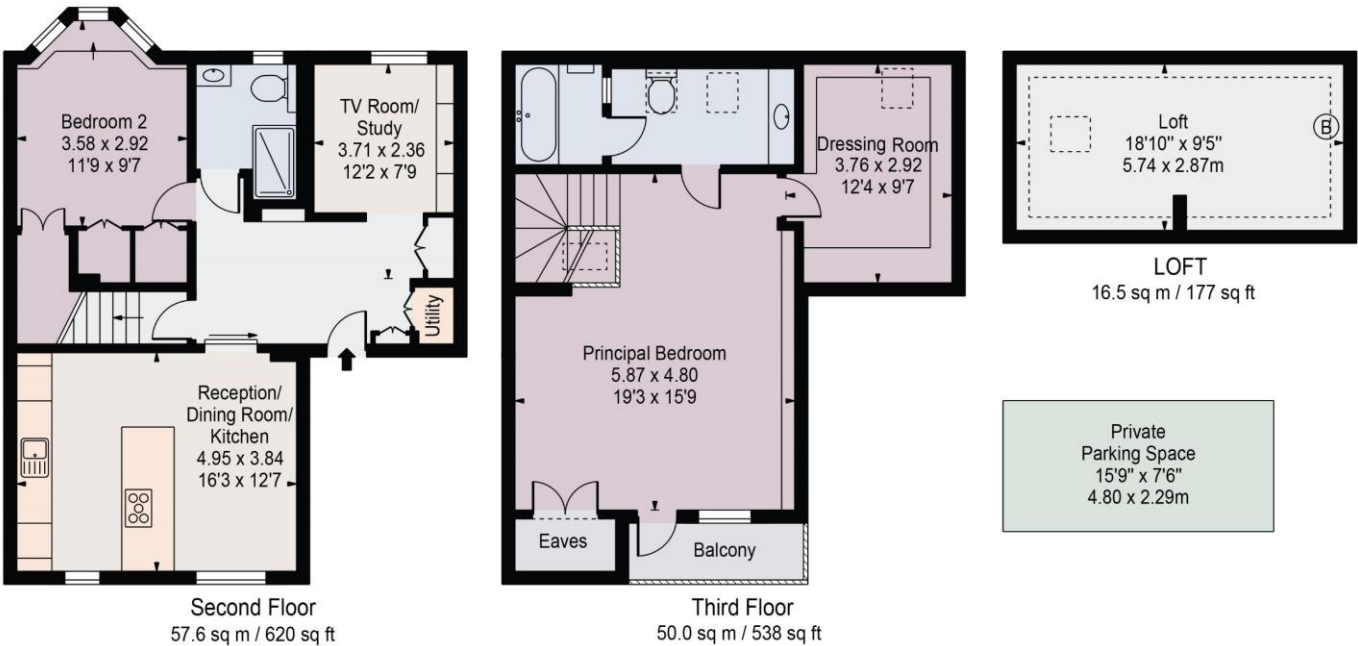


Charles Lane, St John's Wood, London, NW8
Gross Internal Area 1,158 sq ft, 107.6 m²

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Charles Lane
Gross Internal Area(Approx)
Total = 107.58 Sq m / 1158 Sq ft (Excluding Loft)
Loft = 16.50 Sq m / 177 Sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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