



**A RARE OPPORTUNITY TO ACQUIRE A LATERAL APARTMENT SET WITHIN A
HIGHLY REGARDED PURPOSE BUILT BUILDING**

WYMONDHAM COURT, ST. JOHNS WOOD PARK, LONDON, NW8

Guide Price £1,495,000 - Leasehold



A lateral apartment • Double reception room
• Porter • Lift • Off Street parking • Leasehold

3 Bedrooms • 2 Bathrooms • 1 Receptions

Description

A rare opportunity to acquire a well presented (117sq m/1,269sq ft) apartment, set on the first floor of a highly regarded purpose built block within the Queensmead estate. The property consists of a large reception/dining room, separate kitchen, three bedrooms, two bathrooms and two storage cupboards. Further benefits of this property are the buildings 24 hour concierge service, a lift and off street parking on first come first serve basis.

Location

Wymondham Court is a purpose built portered block set within the popular Queensmead estate which is a private residential development located 0.4 miles of the shopping and transport facilities situated on St John's Wood High Street and 0.7 miles away from Regents Park .

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

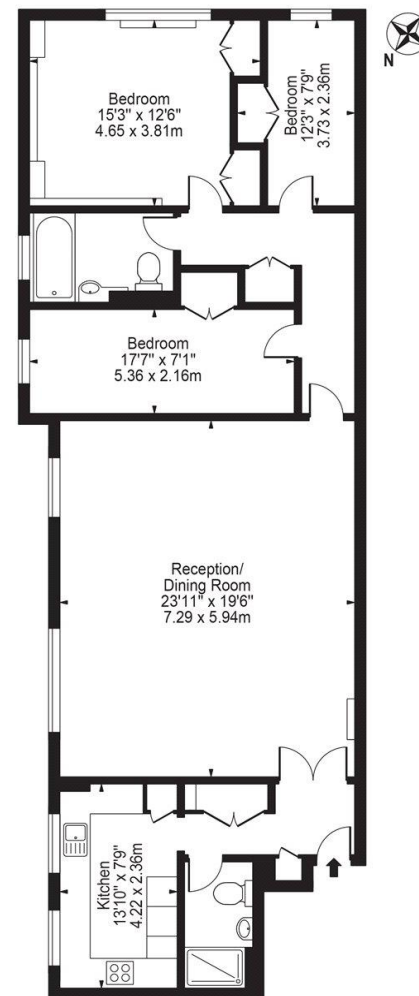
Strictly by appointment with Savills.





Wymondham Court, NW8

Approx. Gross Internal Area 1269 Sq Ft - 117.89 Sq M



First Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





St. John's Wood & Regents Park

Alicia Lindsay
alindsay@savills.com
+44 (0) 20 3043 3600

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190521LFEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC