



A TWO DOUBLE BEDROOM GARDEN APARTMENT SITUATED IN A PURPOSE BUILT BLOCK

EAMONT COURT, SHANNON PLACE, LONDON, NW8

Guide Price £650,000 - Leasehold

savills

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- Two double bedrooms • Purpose built block
- Private patio & communal garden
 - Separate storage room
 - Live-in caretaker and lift

2 Bedrooms • 1 Bathrooms • 1 Receptions

Description

An opportunity to acquire a well presented two double bedroom apartment (595 sq ft /55 sq m) located on the ground floor of an excellent purpose built block. The property consists of two double bedrooms, one bathroom, a spacious double reception room, and a separate fully fitted kitchen that leads directly onto a private patio and communal garden. The flat further benefits from a lift and a live in caretaker..

Location

Eamont Court is conveniently located to take advantage of the shops and amenities of St. John's Wood High Street (0.2 miles) and the open green spaces of Regents Park (0.1 mile). St. John's Wood underground station is a short walk away (0.5 miles).

Energy Performance

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

Viewing

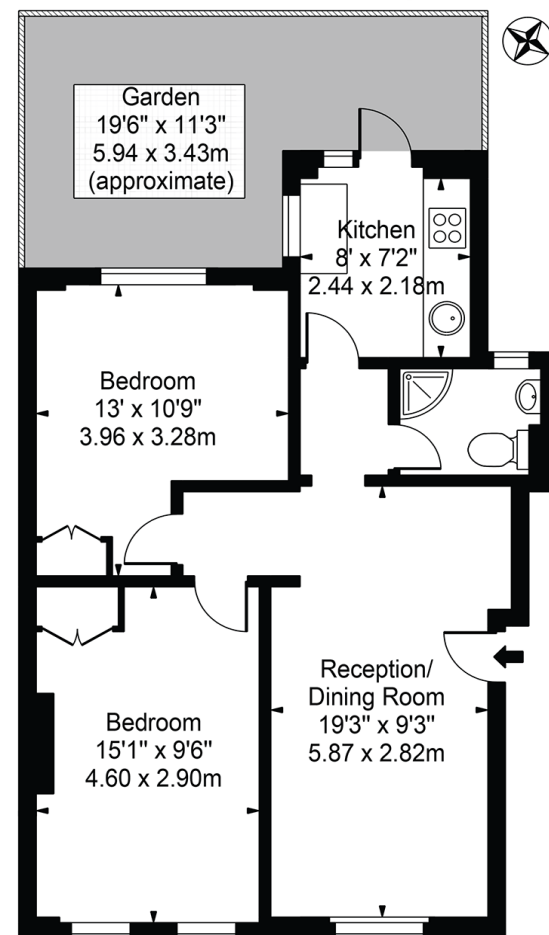
Strictly by appointment with Savills.





Eamont Court, NW8

Approx. Gross Internal Area 595 Sq Ft - 55.28 Sq M



Ground 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC