



A beautifully presented two bedroom apartment located across from Lords Cricket Ground in St. Johns Wood

**Lords View, St. Johns Wood Road, London, NW8**

Guide price £1,000,000 Leasehold (approximately 949 years remaining)





- Situated on the seventh floor • Balcony with skyline views • Private lock up garage • 24 hour concierge
- In close proximity to Lords Cricket Ground

### About this property

This spacious two bedroom apartment is situated on the seventh floor of a popular purpose built block in St. Johns Wood. Accommodation comprises a large reception / dining room with access to a balcony, a separate kitchen, two double bedrooms, a family bathroom and a guest WC. The property also comes with a private lock up garage and further benefits include a long lease and 24 hour concierge.

### Local Information

Lords View is located on St. John's Wood Road directly opposite Lord's Cricket Ground with Regent's Park within walking distance (approx. 0.3 miles). The property is approx. 0.4 miles away from the shops & amenities of St. Johns Wood High Street and nearest tube station is St. John's Wood Station (Jubilee Line) which is located 0.6 miles away.

### Tenure

Leasehold (approximately 949 years remaining)

### Local Authority

City Of Westminster = Band D

### Energy Performance

EPC Rating = C

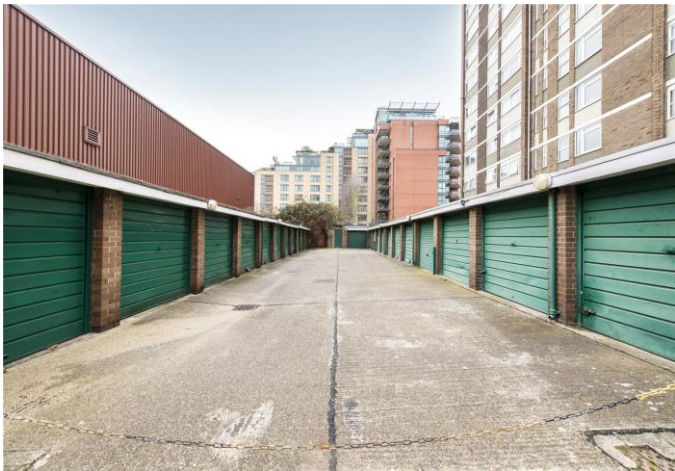
### Viewing

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.





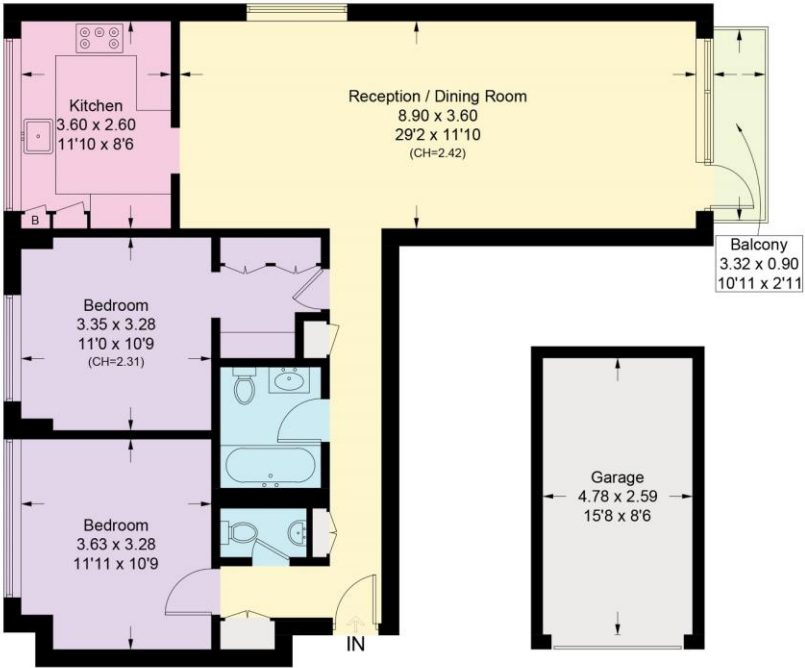


Lords View, St. Johns Wood Road, London, NW8  
Gross Internal Area 950 sq ft, 88.3 m²

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Lords View, NW8

Approximate Area = 88.3 sq m / 950 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)  
Garage = 12.5 sq m / 134 sq ft  
Total = 100.8 sq m / 1084 sq ft




Seventh Floor

Approximate Area = 88.3 sq m / 950 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)

Ground Floor

Approximate Area = 12.5 sq m / 134 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(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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