



A contemporary two bedroom apartment situated in this prestigious apartment block

Embassy Court, Wellington Road, St John's Wood, London, NW8

Guide Price £3,100,000 Leasehold (Lease Expiry January 3006)

savills

- Balcony • Leasehold • 24 hour concierge • Access to communal gardens • St John's Wood underground station is walking distance • Located moments away from the amenities of St John's Wood High Street

About this property

A contemporary two bedroom, two bathroom lateral apartment situated on the first floor of this prestigious apartment block in St John's Wood. Embassy Court benefits from 24 hour concierge, CCTV and superb communal areas. The apartment is of an excellent standard complementing its high finish. Further benefits include a private terrace/ balcony.

Local Information

Embassy Court is conveniently located on Wellington Road NW8 approximately 0.2 miles from St John's Wood High Street and all of its fashionable shops, cafes and boutiques. The apartment is also located approximately 0.2 miles from the famous landmark that is Lord's Cricket Ground and just moments from the green open spaces of Regents Park (approximately 0.4 miles) and Primrose Hill (approximately 1 mile).

Tenure

Leasehold (Lease Expiry January 3006)

Local Authority

City Of Westminster

Council Tax

Band = H

Ground Rent

£500 per annum (approx)

Service Charge

£20,000 per annum (approx)

Energy Performance

EPC Rating = B

Viewing

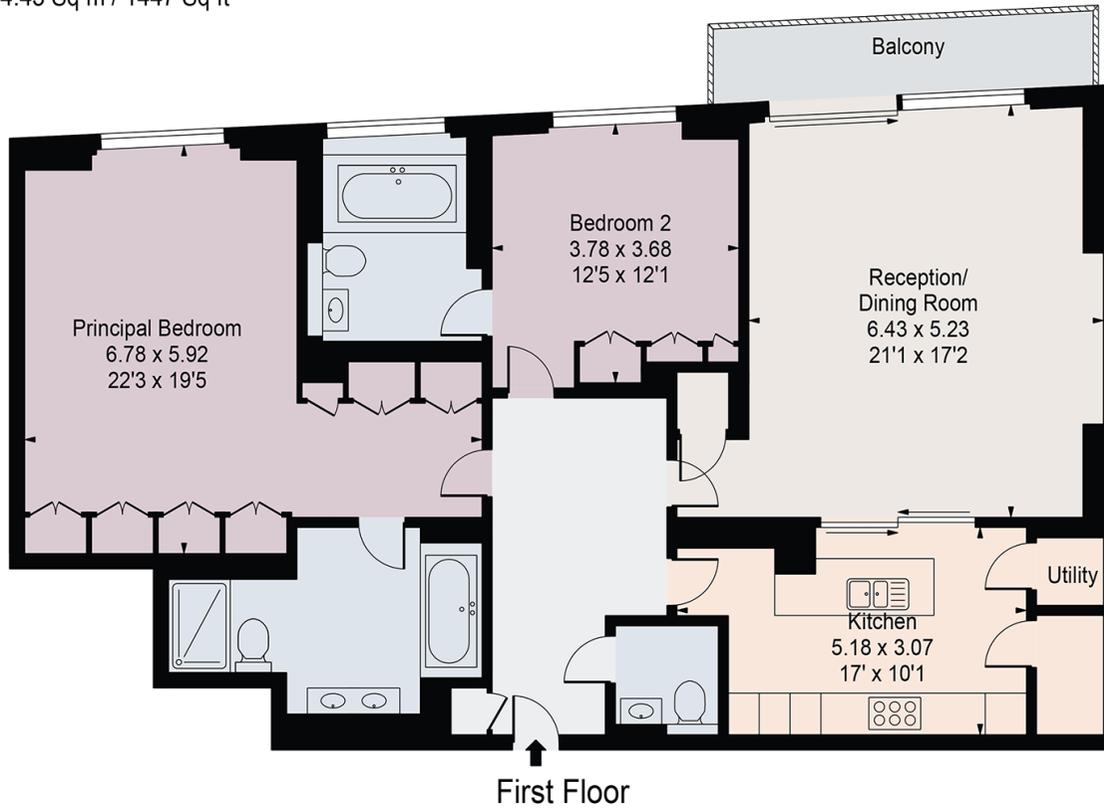
All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 203 043 3600.





Embassy Court
 Gross Internal Area (Approx)
 Total = 134.43 Sq m / 1447 Sq ft



First Floor
 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	87	87
(69-80) C		
(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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