



Harrow Lodge, St. Johns Wood Road NW8

£740,000

A stunning refurbished 2 bedroom penthouse apartment (with Lift) in this centrally located purpose built block. The apartment benefits from a bright and spacious reception room with open planned kitchen leading to south west facing balcony with stunning views. The property further comprises fully fitted bathroom, master bedroom with fitted wardrobes and wood flooring. This unique apartment is located betwixt St. John's Wood and Little Venice and is nestled close to a superb selection of shops, restaurants and cafes together with Warwick Avenue underground station (Bakerloo Line) being the nearest tube station. Service charge is £6124.96 PA Plus sink fund contribution of £1500 PA. Council tax Band E. Leasehold 111 years unexpired. NO CHAIN, VACANT POSSESSON.

Harrow Lodge, St. Johns Wood Road NW8

Reception;



Bedroom 2;



Kitchen;



Bathroom;



Bedroom 1;



Balcony;

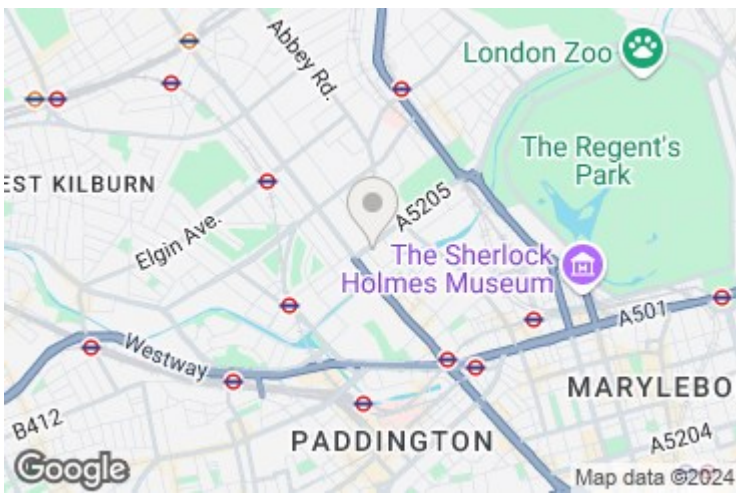


Harrow Lodge, St. Johns Wood Road NW8

View;

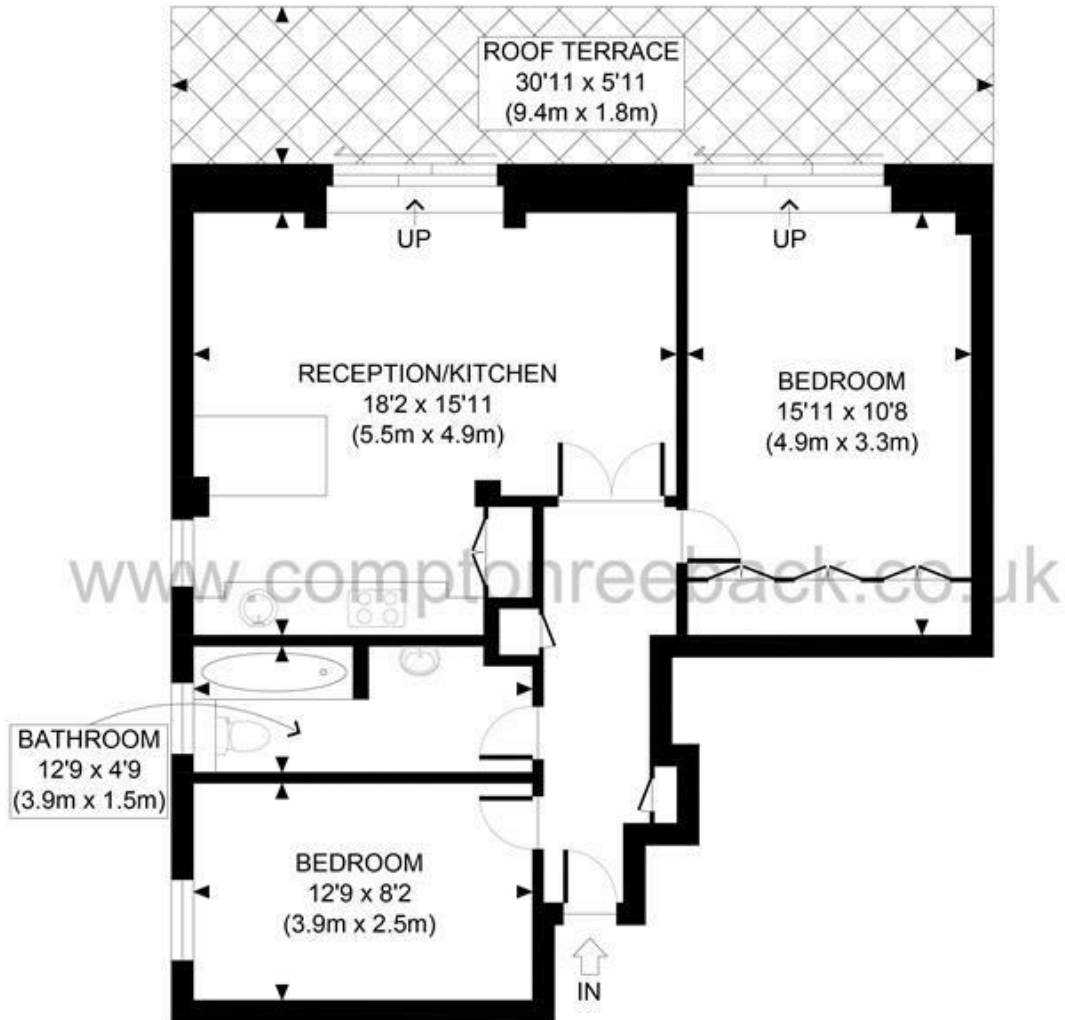


Exterior



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SIXTH FLOOR
GROSS INTERNAL
FLOOR AREA 714 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 714 SQ FT / 66 SQM

Ref:

Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48 (centimeters), 1m (one meter) = 3.29 (feet)

comptonreeback.co.uk