



Ascot Court, St Johns Wood NW8

£450,000

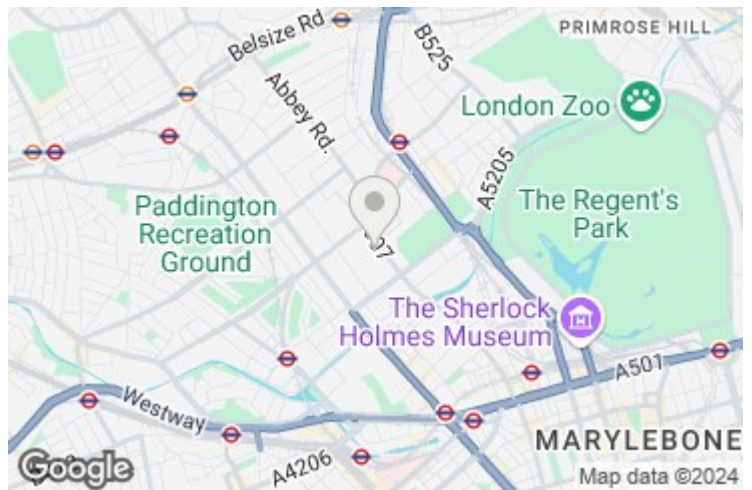
A spacious One Bedroom apartment located on the lower ground floor of this popular redbrick mansion block in the heart of St. John's Wood. The property features a double bedroom with fitted wardrobe, fitted galley kitchen, a good sized living room overlooking communal garden / patio and fitted bathroom. The apartment further benefits from high ceilings, beautiful parquet flooring throughout, storage and caretaker for the building. Conveniently situated within approximately a quarter of a mile from St. Johns Wood underground station (Jubilee Line) the property has access to a varied range of shops transport and leisure facilities and is adjacent to Lord's Cricket Ground. The property is offered with no chain, vacant possession. Council tax Band C. Leasehold of 974 years unexpired, Service charge approximately £4000 per annum SOLE AGENTS.

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Reception room



Kitchen



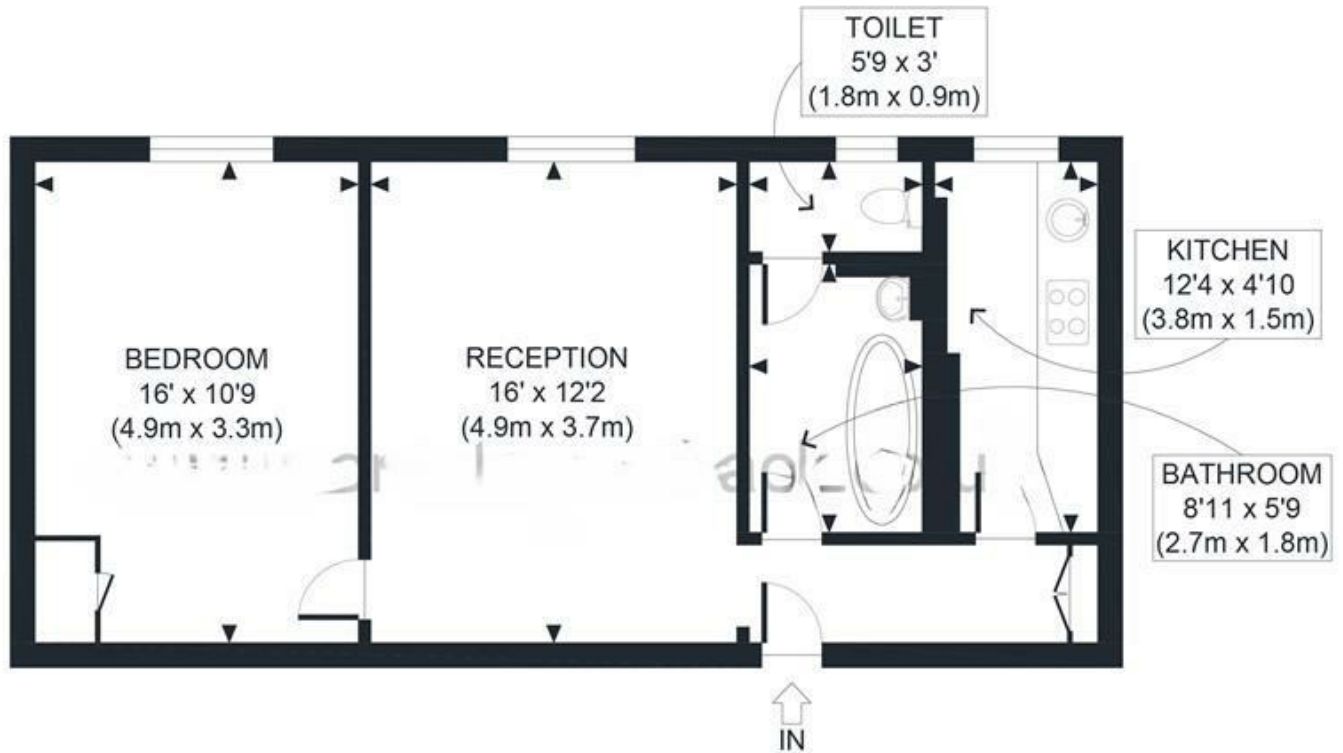
Bedroom



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC
		68	77

Bathroom

Exterior



GROSS INTERNAL
FLOOR AREA 565 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 565 SQ FT / 52 SQM

Ref:

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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) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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