



Park Lodge St. Johns Wood Park,  
, NW8

Offers In Excess Of £1,200,000, Leasehold







## Description

An elegant three bedroom, three bathroom apartment on the top (3rd) floor of a prestigious portered block in St. John's Wood.

The large windows flood the space with natural light and offer stunning views of the surrounding area. The modern kitchen is fully equipped with state-of-the-art appliances and ample storage space. The apartment boasts three spacious bedrooms, two of which have ensuite bathrooms, with an additional family bathroom.

Park Lodge benefits from communal gardens and private off street parking. The building is located just moments from the green spaces of Regent's Park, as well as the many boutiques, cafes, and restaurants of St John's Wood High Street.

Entrance Hall : Reception Room With Open Plan Dining Room And Fully Fitted Kitchen : 3 Bedrooms : 3 Bathroom (2 Ensuite) : EPC Rating E : Council Tax Band G

**Park Lodge**  
Gross Internal Area (Approx)  
Total = 136.29 Sq m / 1467 Sq ft



## Key Features

- TOP FLOOR WITH PASSENGER LIFT
- PORTER
- OUTSTANDING LOCATION
- PARKING ON SITE
- CONSTANT HOTWATER AND CENTRAL HEATING
- COMMUNAL GARDENS
- AMAZING LOCATION
- CONVENIENT FOR HIGH STREET AND UNDERGROUND

## Terms

Leasehold : 150 years from 29 September 1977 ie 103 years

Service charge: £14,983.84 per annum (paid quarterly). inc Heating and Hot Water

Ground Rent £10 pa

EPC E / Council Tax G

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.