



The Terraces, 12 Queens Terrace, St John's Wood NW8

Asking Price £1,950,000, Leasehold

NAPIER WATT

T: 0207 935 0011

E: enquiries@napierwatt.co.uk

W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF



Description

Sole Agents Napier Watt are pleased to offer for sale this well proportioned (1,858 sqft / 172 sqm) three double bedroom, two bathroom apartment set on the first floor of this sought after purpose built portered block.

The apartment is in poor condition and is now in need of some updating but benefits from a large 26'9" x 20' (8.15 x 6.25m) reception room, leading to a circular glass conservatory currently used as an additional sitting area. In addition, there is secure underground parking.

Entrance Hall : Reception Room : Circular Glass Conservatory : Kitchen : Master Bedroom With Ensuite : 2 further Bedrooms : Bathroom : Guest WC : Secure Parking : Store Room : Porter : Lifts

Key Features

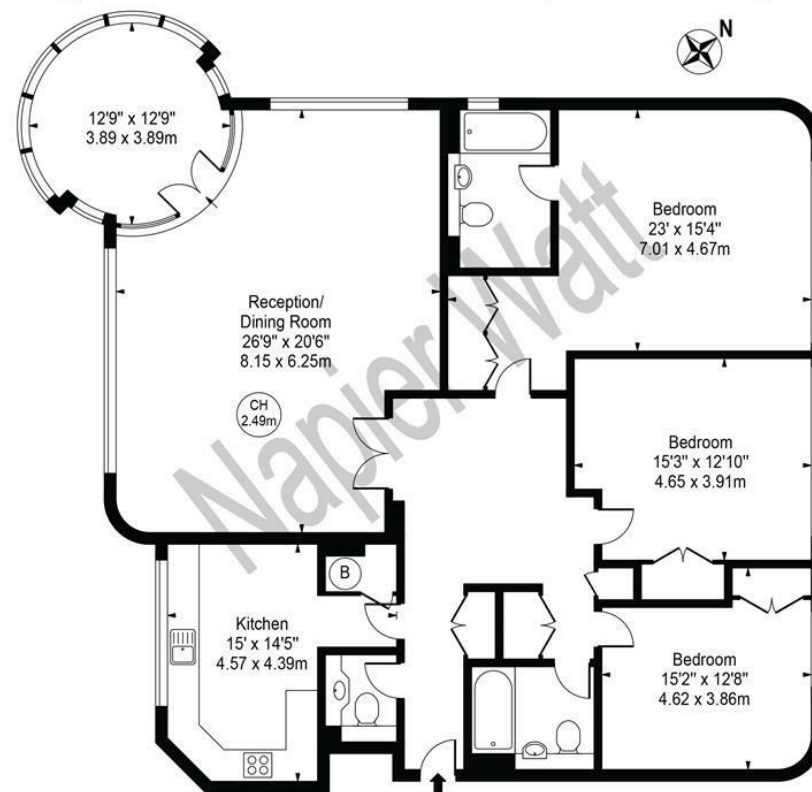
- 24 PORTERAGE
- FIRST FLOOR WITH LIFT
- STORAGE ROOM
- IN NEED OF REFURBISHMENT
- SECURE PARKING
- EASY ACCESS ST JOHNS WOOD UNDERGROUND

Terms

Leasehold : 954 years
Ground Rent £188 pa
Service Charge : £8,730 per half year
Council Tax Westminster Band H

The Terraces

Approx. Gross Internal Area 1858 Sq Ft - 172.61 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.