



ADDISON HOUSE, NW8 £795,000 SOLE AGENT Subject to contract

A beautifully presented one bedroom apartment on the second floor of this popular purpose built block on the west side of St John's Wood. Addison House benefits from portage, a passenger lift, a well-maintained communal garden and parking on a first come first serve basis. The property is over 820 sq. ft. and is located approximately 600 metres from the shops and cafes of St John's Wood High Street.

Bedroom With Walk-In Wardrobe | Shower Room | Open Plan Reception/Dining Room | Kitchen | Office/Study | Balcony | Communal Gardens | Leasehold - 982 Years Left On Lease

winkworth.co.uk/st-johns-wood

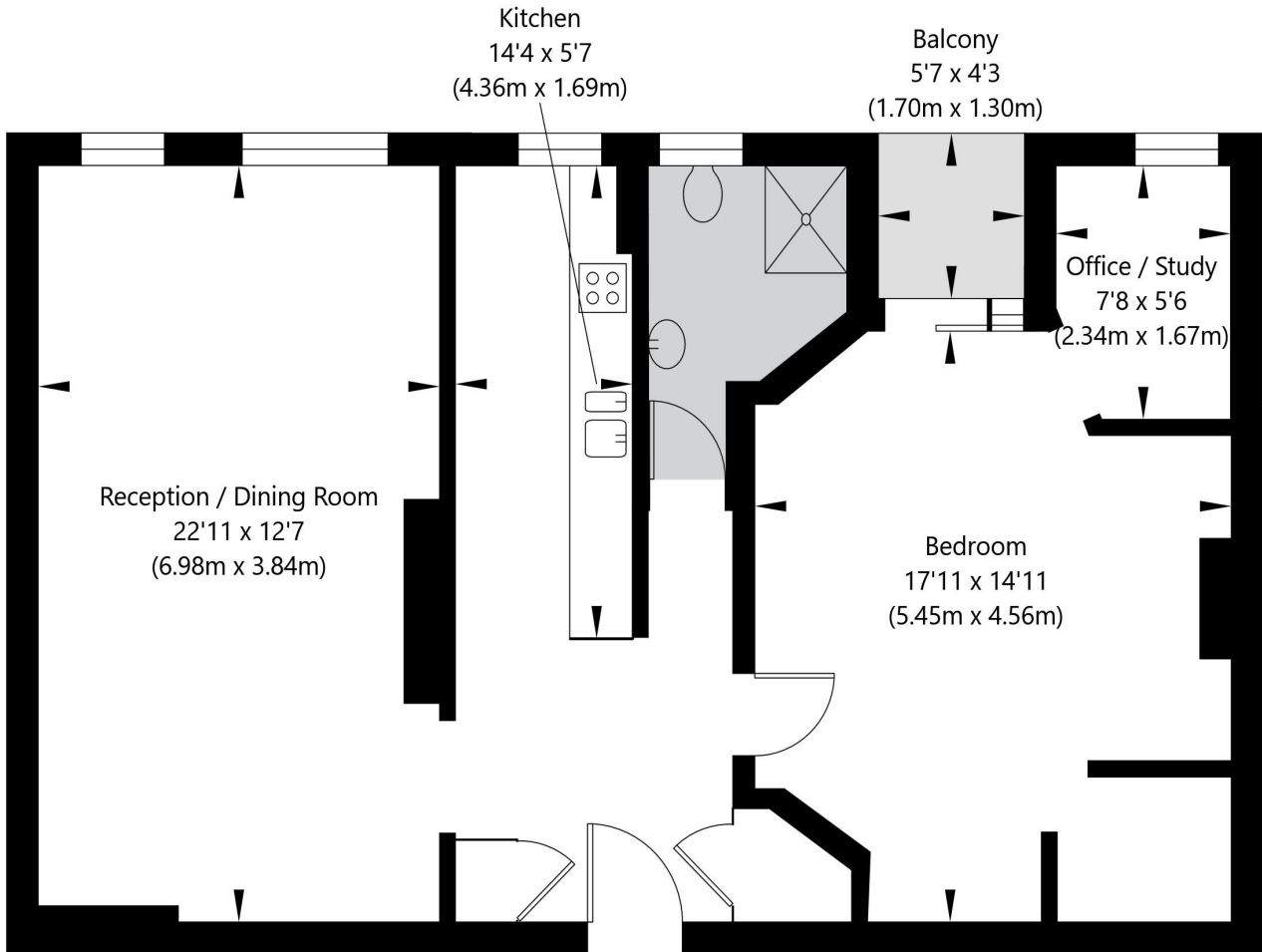
Winkworth

For every step...

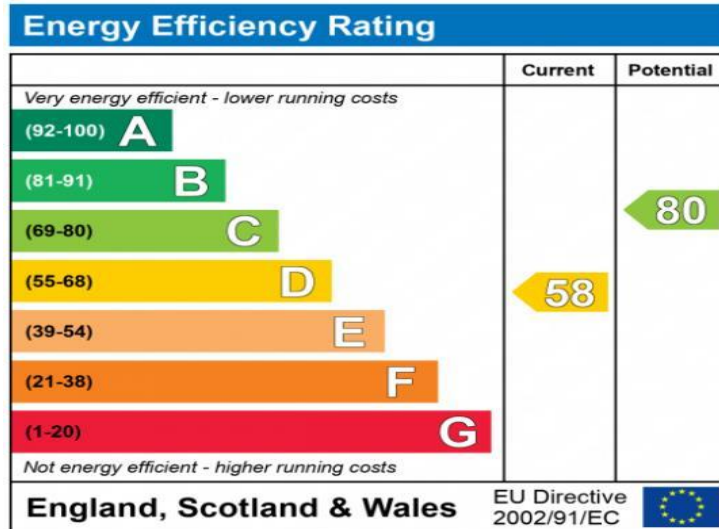


Addison House, Grove End Road, London, NW8 9EJ

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 76.56 SQ M / 824 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 76.56 SQ M / 824 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure: Leasehold
Term: 999 years from 03/03/2006
Service Charge: £7,270 per annum
Current Ground Rent: £50.00 Annually
 (Subject to increase)

NOTES:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

St John's Wood | 103-104 St John's Wood Terrace, London NW8 6PL
 020 7586 7001 | stjohnswood@winkworth.co.uk

