



Asking Price £459,950

TENURE : LEASEHOLD

La Residence, St Johns Wood, NW8

Bedrooms : 0

Bathrooms : 1

Reception Rooms : 1

Bright & spacious Studio in a Sought After Development

485 sqft 45 sqm approx

Long Lease: 155 Years Approx

Close to St Johns Wood Station

Private Parking/ Concierge

Ideal first time buy or buy to let

Metropole Properties
33 Southwick Street, London, W2 1JQ
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

METROPOLE
PROPERTIES

Metropole Properties are pleased to bring into the market this substantial studio apartment situated in the prestigious La Residence development in St John's Wood.

Arranged over 485 sqft 45 sqm (approx) on the ground floor of this sought after development in Marlborough Road, this bright and spacious apartment boasts an open plan kitchen, large living space, bathroom and floor to ceiling windows overlooking the communal gardens.

Benefiting of a secure off street parking space, communal gardens, long lease (155 years approx) and boasting big potential, this impressive apartment is ideally located within close proximity to local amenities, restaurants and shopping facilities of St John's Wood, West Hampstead and Swiss Cottage.

St Johns Wood tube is the closest station. Maida Vale, Kilburn and South Hampstead stations are all nearby within walking distance.

This beautiful residence would make an ideal first time buy or buy to let property. Early viewing is recommended!

Asking Price: £459,950 Subject To Contract.

Service Charge: £3250 approx annually £248 approx annual sinking fund

Council Tax Band E - City of Westminster

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavour to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

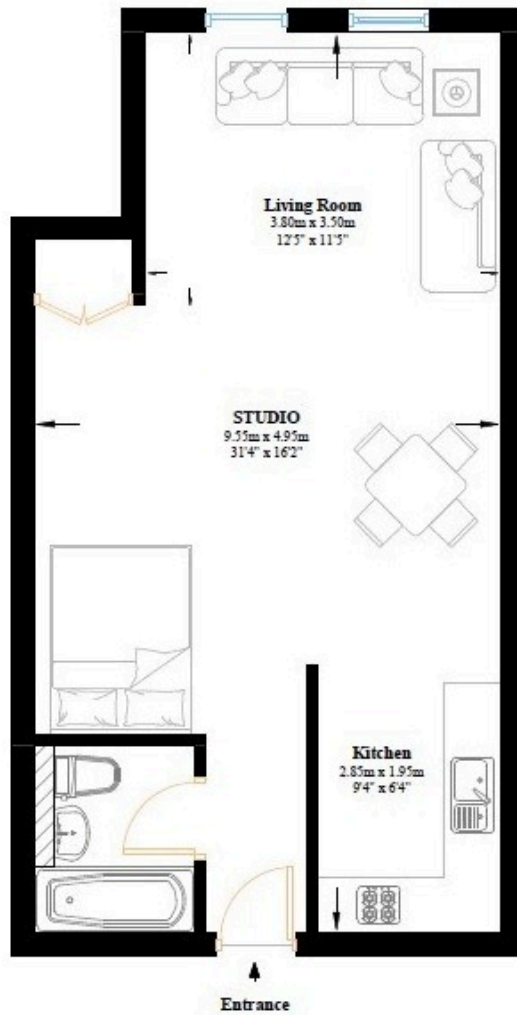
These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.



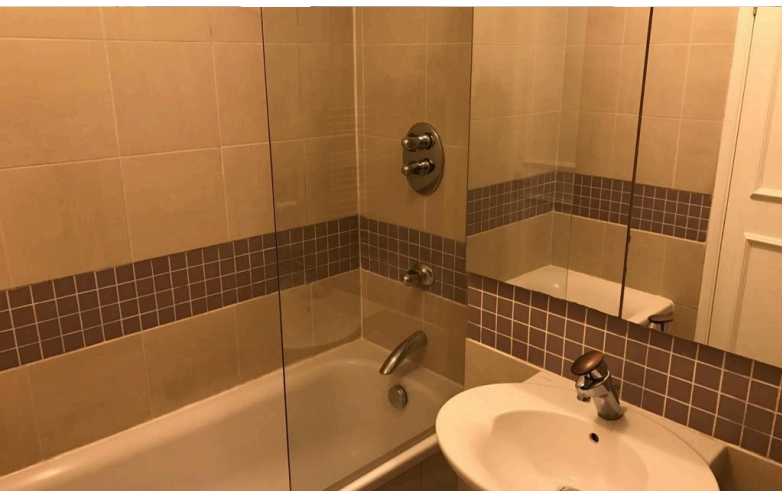
Ground Floor

Total Approx Internal Area 45 SQ.M/484 SQ.FT

Drawing supplied by
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		