

# ST JOHN'S WOOD PARK, LONDON NW8



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Offered for sale and arranged over approximately 1,399 sq ft is this immaculately presented three bedroom, two bathroom apartment with private balcony. The principal bedroom has use of an en-suite bath and shower room whilst bedroom two has access to the family shower room. The third bedroom has a fantastic use of space and can be used as an extension of the reception room, an office or as the third bedroom. The kitchen is open yet secluded from the living room which provides direct access onto the private balcony. The property is situated in this prestigious development which benefits from 24 hour concierge.

## ACCOMMODATION AND AMENITIES:

ENTRANCE HALLWAY, LARGE RECEPTION/DINING ROOM WITH ACCESS TO BALCONY, KITCHEN, MAIN BEDROOM WITH ENSUITE BATHROOM, 2 FURTHER BEDROOMS, SEPARATE SHOWER ROOM, SECURE GATED GARAGE FOR 1 CAR, 24 HOUR CONCIERGE.

**ASKING PRICE: £2,375,000 LEASEHOLD**





SHERINGHAM 33-83

QUEENSMED

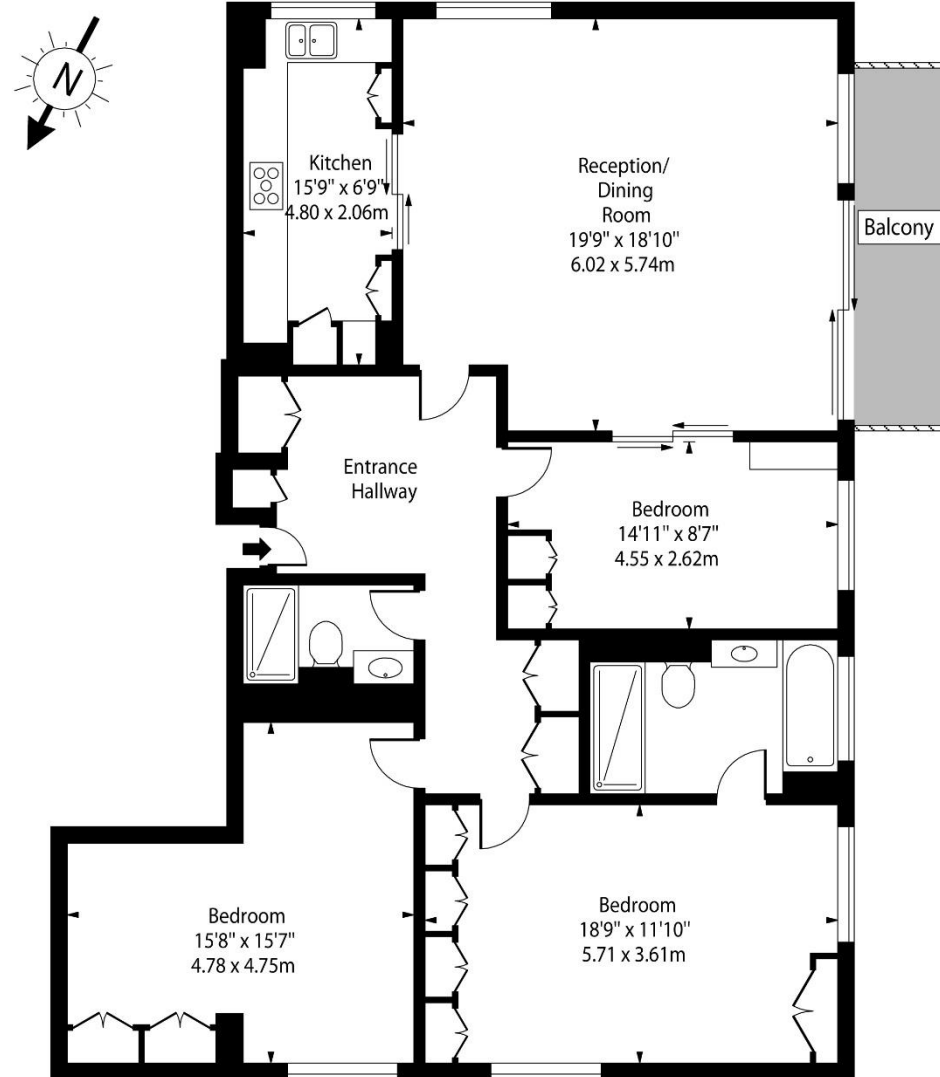
QUEENSMED







Sheringham, St John's Wood Park,  
St. John's Wood, NW8 6RA



Ground Floor

**Approx Gross Internal Area 1382 Sq Ft - 128.39 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.42056

This floor plan should be used as a general outline for guidance only. 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.