

ROSSETTI HOUSE, ORDNANCE HILL, LONDON NW8 6QF

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This spacious garden apartment is situated within a Georgian style boutique building located on the favoured east side of St John's Wood. The property is set on the ground floor of this prestigious portered building and benefits from an enchanting private patio garden and an underground parking space. Accommodation currently comprises of a large reception room which opens to a separate study (formerly used as a second bedroom) a separate kitchen, a principal bedroom suite and a separate shower room. This apartment could be easily reconfigured back into a two bedroom property.

Rossetti House is enviably situated in the heart of St John's Wood within a short walking distance of the shops and amenities of St John's Wood High Street (approx. 0.3 miles) and St John's Wood Underground Station (approx. 0.3 miles) whilst both Primrose Hill & Regent's Park are less than a mile away.

- SPACIOUS GARDEN APARTMENT • PRESTIGIOUS PORTERED BUILDING • PRIVATE PATIO GARDEN • UNDERGROUND PARKING SPACE • CLOSE TO ST JOHN'S WOOD HIGH STREET

EPC Rating: C Council Tax Band: H
Leasehold

ASKING PRICE £1,350,000

Service Charge: £9,364 pa Current Ground Rent: £680 pa

Lease Length: currently 72 years remaining to be sold on new Lease of approximately 999 years

IMPORTANT NOTICE These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only

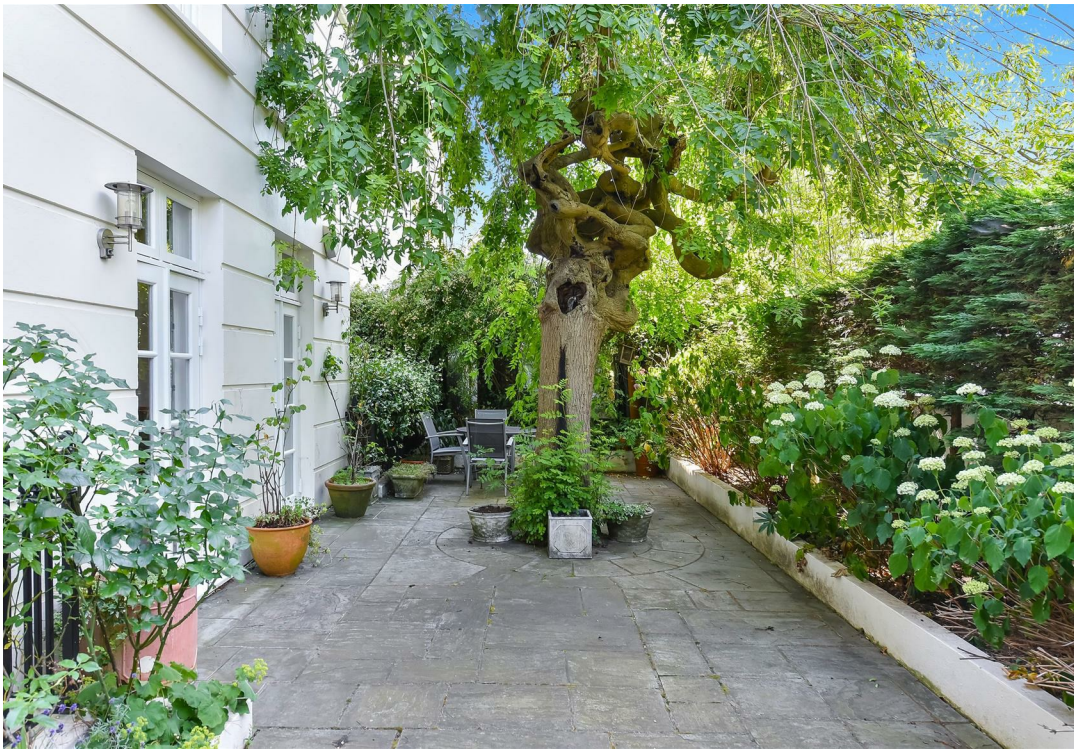
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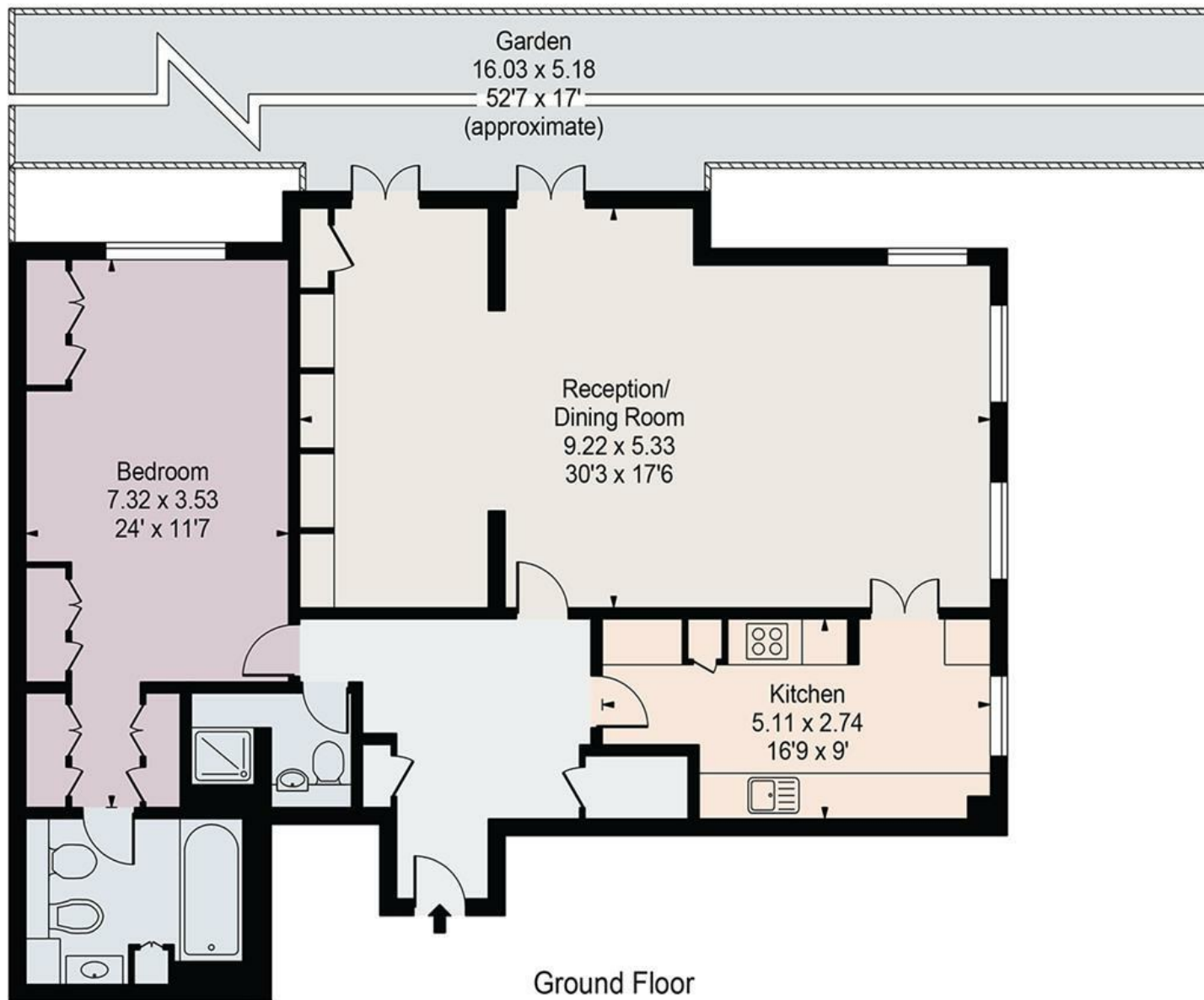




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Gross Internal Area(Approx)

Total = 107.95 Sq m / 1162 Sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
For Illustration Purposes Only - Not To Scale