



ST. JOHNS WOOD PARK, ST. JOHN'S WOOD, NW8 6RB

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A beautifully presented 7th floor apartment providing 1,159 sq ft/ 107 sq m of accommodation.

The flat has recently been refurbished throughout and features a large reception room with sliding doors onto balcony offering far reaching south east facing views across the London skyline.

Sheringham forms part of the exclusive 'Queensmead' development which is noted for its excellent porterage, high level of security and residents off street parking facilities. The building is conveniently situated between Swiss Cottage and St John's Wood underground stations (Jubilee Line) with St John's Wood High Street only approximately 0.6 miles away offering an array of shops, restaurants and cafes. Primrose Hill Park, offering over 60 acres of green space is only 0.5 miles away approximately.

EPC Rating: C Council Tax Band: G

**£1,800,000**

**NULL**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



































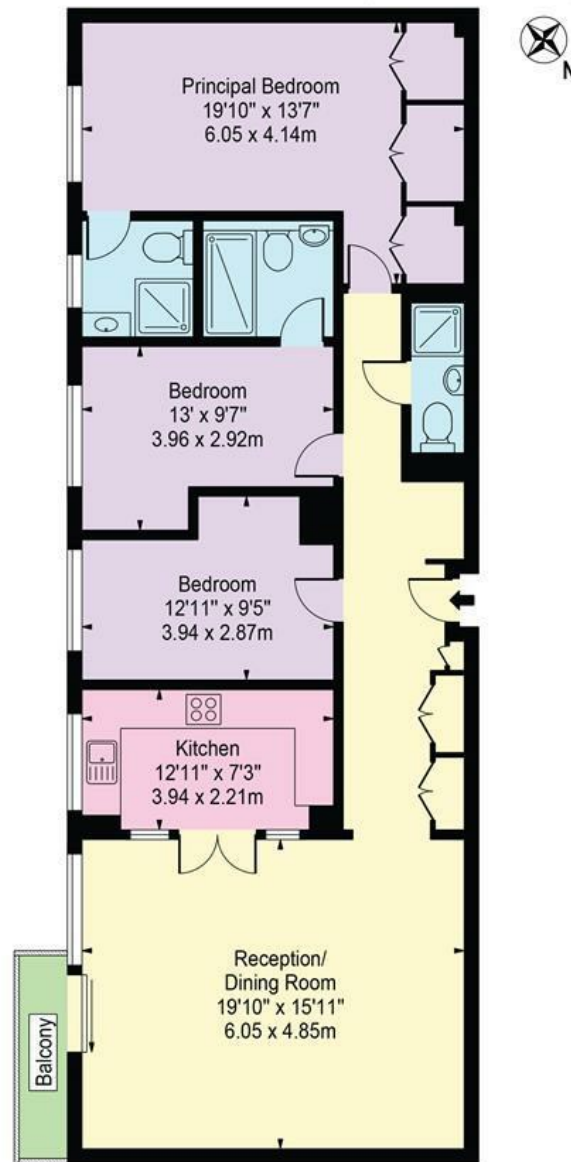






## Sheringham

Approx. Gross Internal Area 1159 Sq Ft - 107.67 Sq M



Seventh 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. Copyright Morriarti Photography & Design LTD