

ASTONCHASE

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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



HANOVER HOUSE  
ST JOHN'S WOOD HIGH STREET  
ST JOHN'S WOOD, NW8

LEASEHOLD 980 YEARS 7 MONTHS  
ASKING PRICE £3,750,000  
SUBJECT TO CONTRACT

MULTIPLE AGENT

A beautifully presented (188 sq m/2,029 sq ft) four bedroom, four bathroom lateral apartment that is sold as a turnkey solution having recently undergone an extensive renovation.

The apartment offers a separate dining room and living room as well as a separate large kitchen. The apartment offers an abundance of natural light throughout whilst also providing pleasant views over St John's Wood Church Gardens from the main reception and dining room. The apartment is sold on a long lease whilst the building benefits from lift access, concierge as well as well-maintained communal parts.

Hanover House is enviably located at the top of St John's Wood High Street close to an eclectic selection of cafes and boutiques. The property is located 0.1 miles from St John's Wood Underground Station (Jubilee Line) which provides access to the West End and Canary Wharf. Regent's Park is also within 0.2 miles.

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## ACCOMMODATION

- Four Bedrooms
- Family Bathroom
- Three En Suite Shower Rooms
- Two Reception Rooms
- Kitchen

## AMENITIES

- Lift
- Concierge

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COUNCIL TAX

Westminster (Band H)

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EPC RATING:

C

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## IMPORTANT NOTICE

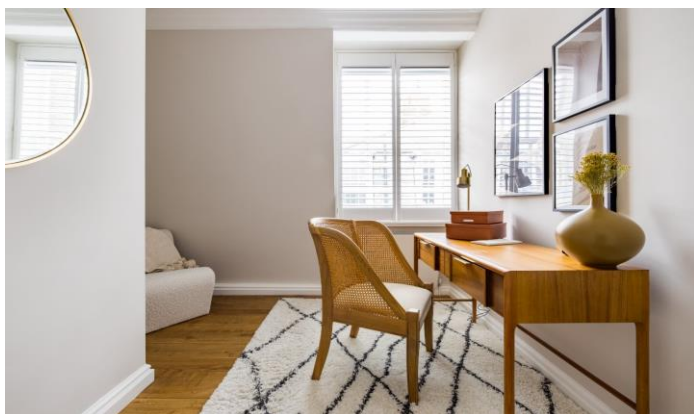
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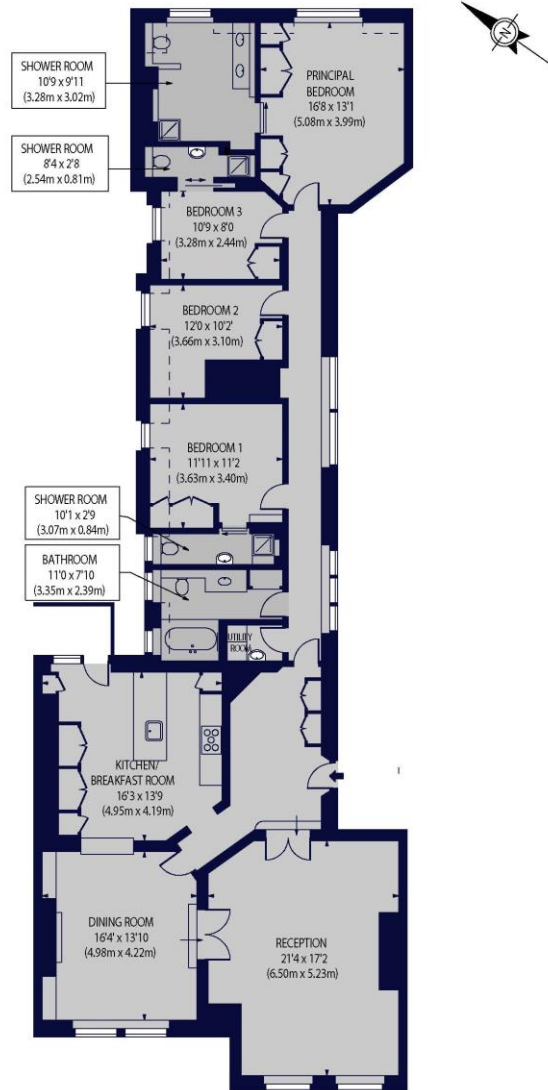
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## HANOVER HOUSE, ST JOHNS WOOD HIGH STREET, NW8 7DX

Approx. Gross Internal Floor Area 1934 sq ft. / 179.67 sq.m

Approx. Gross Internal Floor Area 2029 sq ft. / 188.50 sq.m  
(including Restricted Heights)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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