

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.



ACCOMMODATION

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

AMENITIES

- Lift
- Concierge

COUNCIL TAX

Westminster (Band H)

EPC RATING:

C

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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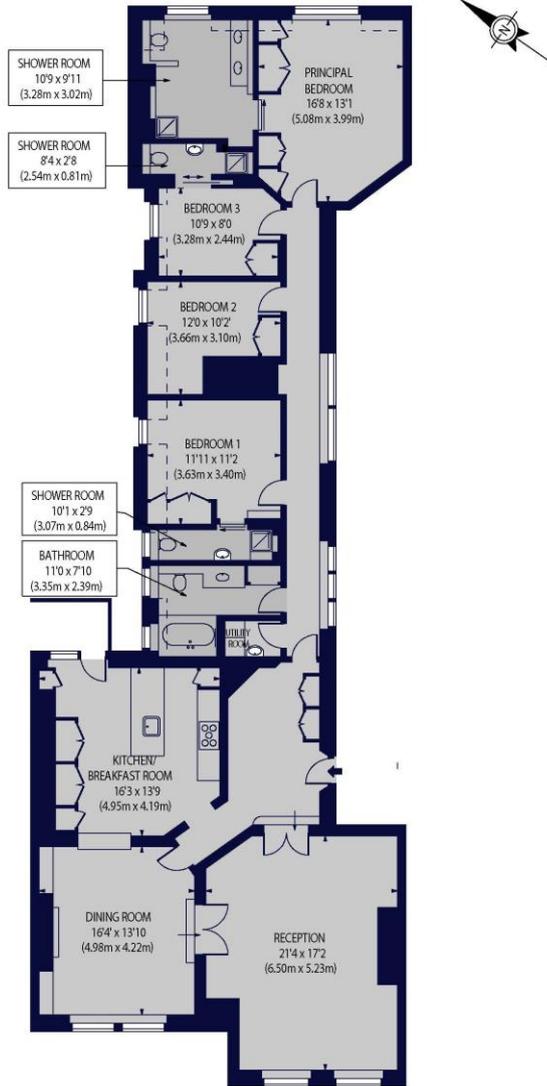
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HANOVER HOUSE, ST JOHNS WOOD HIGH STREET, NW8 7DX

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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