



WYMONDHAM COURT  
ST JOHN'S WOOD  
LONDON, NW8

**LEASEHOLD 152 YEARS**  
ASKING PRICE £1,775,000  
SUBJECT TO CONTRACT

MULTIPLE AGENT

A newly refurbished three bedroom ground floor apartment comprising (127.64 sqm / 1374 sq ft) situated in this highly regarded, purpose built block in St John's Wood. The apartment is bright and spacious and presented in immaculate decorate condition throughout and benefits from 24 hour portage, CCTV, designated off street parking and a lock up garage. Wymondham forms part of the Queensmead Estate and is set within communal gardens.



## ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Family Bathroom
- Fully Fitted Kitchen
- Open Plan Reception/Living Area
- Guest Cloakroom

## AMENITIES

- Newly refurbished ,Private balcony
- 24 hour portorage
- Garage
- Communal gardens

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COUNCIL TAX

Camden (Band G)

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EPC RATING:

C

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## 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.

ASTONCHASE

[astonchase.com](http://astonchase.com)

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

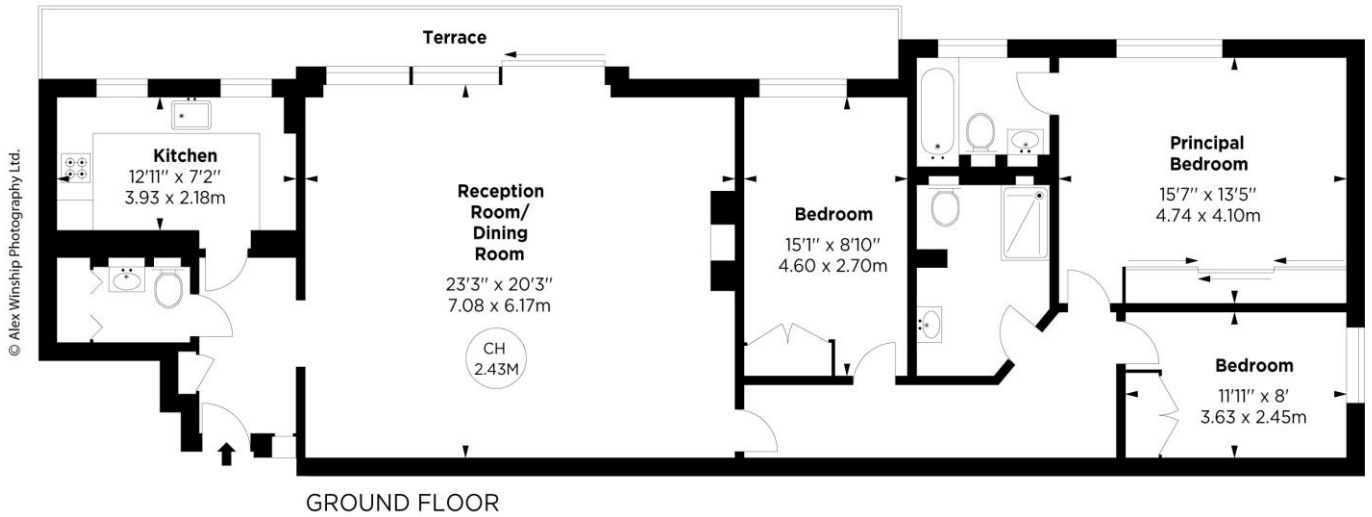


## Wymondham Court, NW8

APPROX. GROSS INTERNAL AREA \*  
1374 Sq Ft - 127.64 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



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**ALEX WINSHIP**  
Photography

\*Figures for guidance only, not to scale or valuation purposes. Actual area should be taken as a statement of fact. All measurements are to the internal dimensions of the property and are subject to the accuracy of the surveyor's measurements.



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			
		71	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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