

SHERINGHAM, NW8 £1,450,000 SOLE AGENT Subject to contract

A three bedroom, two bathroom lateral apartment (1,200 sq. ft./111 sq. m.) situated on the fifth floor of this modern block. The property requires modernisation and comprises a spacious reception room, separate kitchen, a double bedroom with built-in wardrobes, two further bedrooms, a bathroom and a shower room. The apartment also benefits from two balconies and pleasant westerly views. Queensmead is a sought after development which features excellent 24-hour uniformed portering, two passenger lifts, first come first served parking for two cars and is well located a short distance to both St John's Wood and Swiss Cottage with an abundance of shops, cafés and transport links.

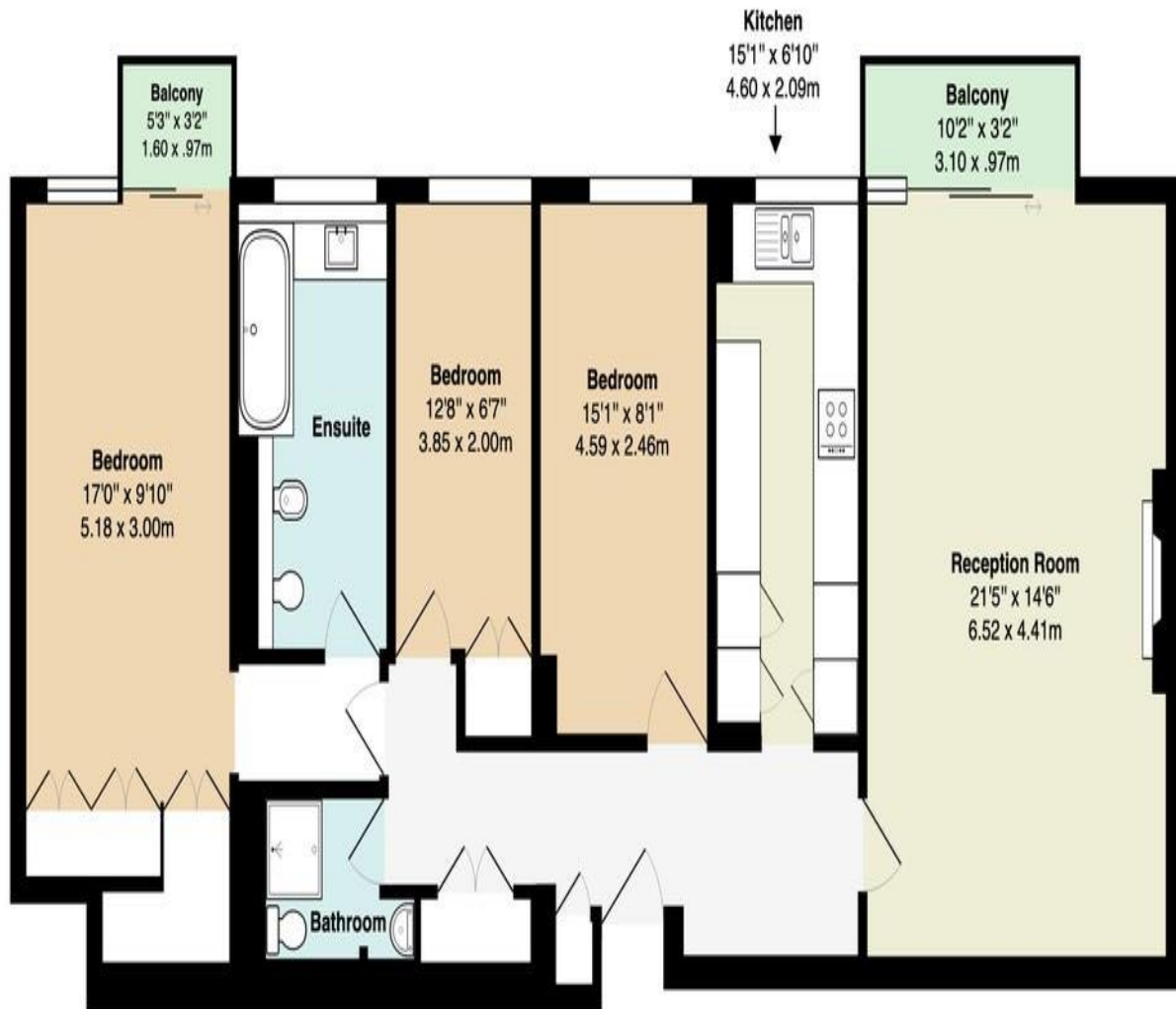
Principal Bedroom With En Suite Bathroom | Two Further Bedrooms | Shower Room | Reception Room | Kitchen | Two Balconies | Communal Garden | Parking On A First Come First Serve Basis | 24-Hour Portering | Passenger Lift | Entrance Phone | Communal Heating | Leasehold

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For every step...





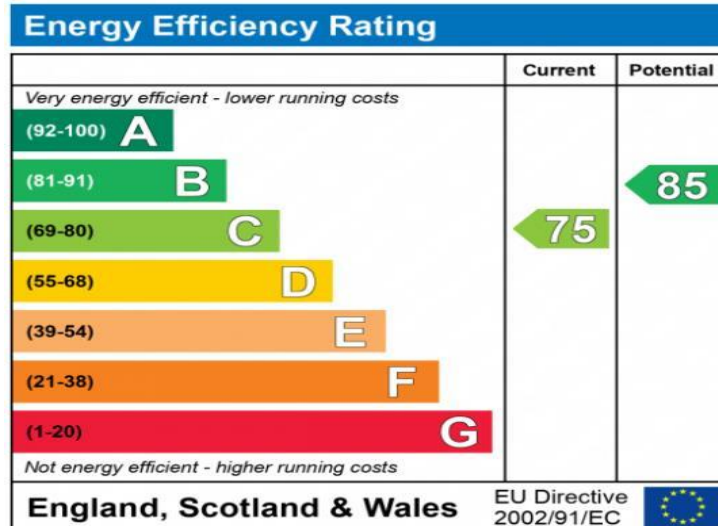
5th Floor

Sheringham NW8

Total Gross Area: 1200 ft² ... 111.4 m² (excluding balcony)

Ceiling Height 2.50 m

Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure: Leasehold

Term: 26/04/2007 to 21/11/2174 **NOTES:**

Service Charge: Approx. £12,000 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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