



THE ESTATE COMPANY



## Eyre Court, Finchely Road, St John's Wood, NW8 9TX

£899,950

- Two double bedrooms
- 24 hour concierge
- Lift
- Close to St John's Wood High Street
- 927 sq ft
- Parking
- St Johns Wood Station 2 min walk - Jubilee Line

# 85 Eyre Court, St John's Wood NW8 9TX

A well-presented and spacious two-bedroom apartment (927 sq ft) situated on the lower ground floor of one of St John's Wood's most prestigious purpose-built blocks.

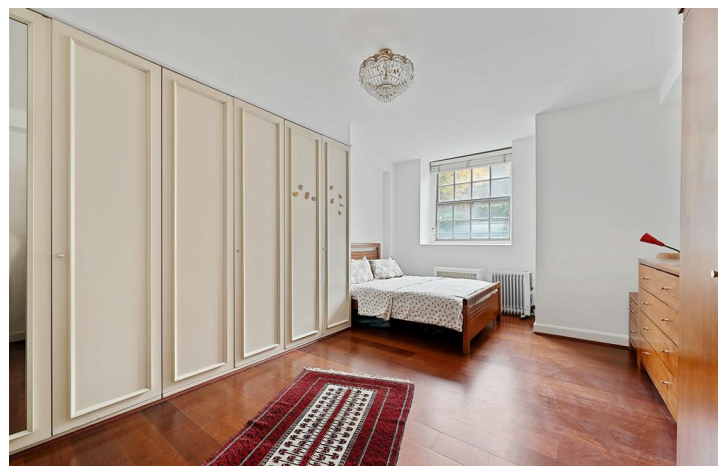
This bright and generously proportioned property features two large double bedrooms, both offering excellent storage. The modern, fully integrated kitchen opens into a stylish open-plan living and dining area, perfect for entertaining. Additional features include a contemporary family bathroom, a separate WC, and wooden flooring throughout.

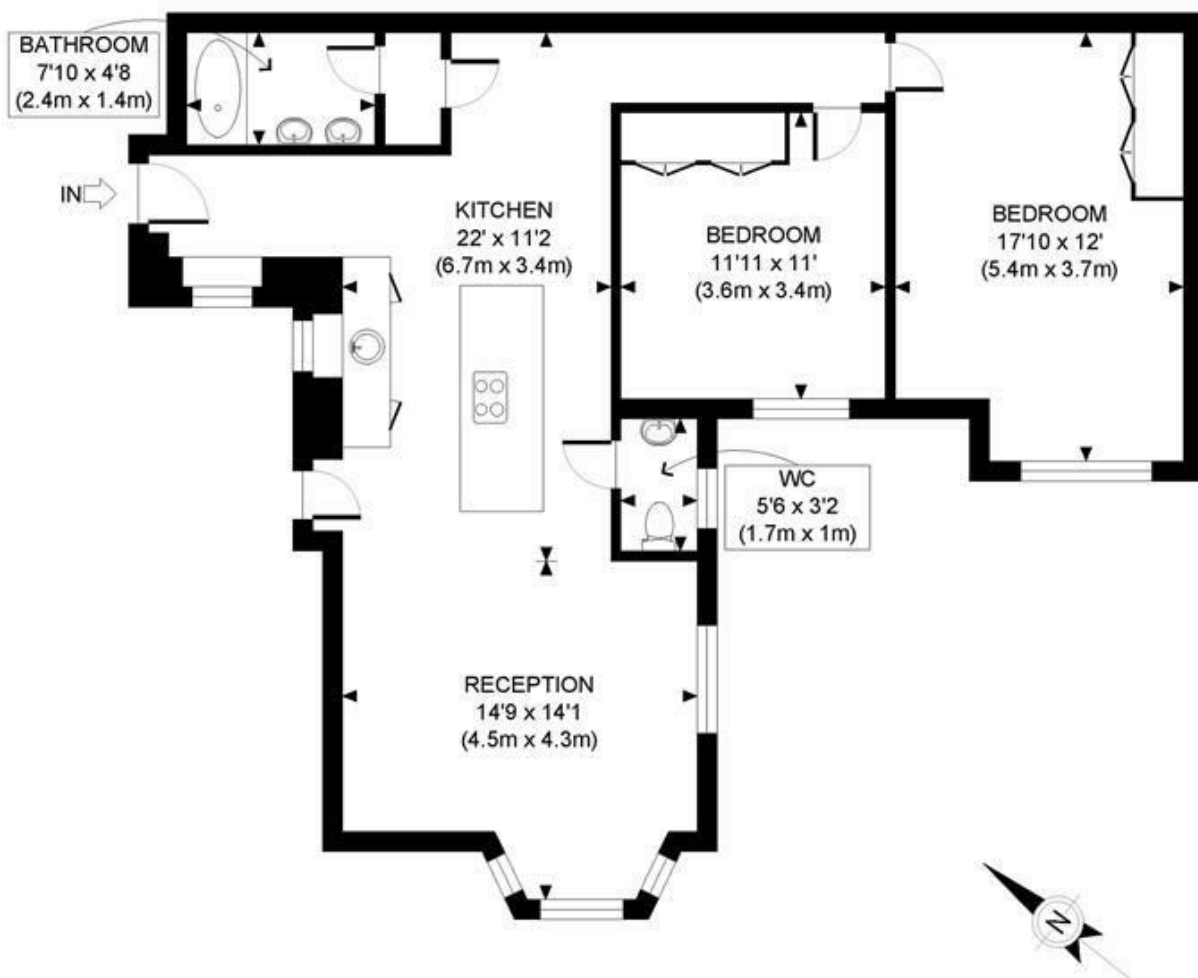
The apartment benefits from a 24-hour concierge service, and residents parking.

Eyre Court is ideally located moments from St John's Wood Underground Station (Jubilee Line) and the vibrant shops, cafés, and restaurants of St John's Wood High Street.



Council Tax Band:



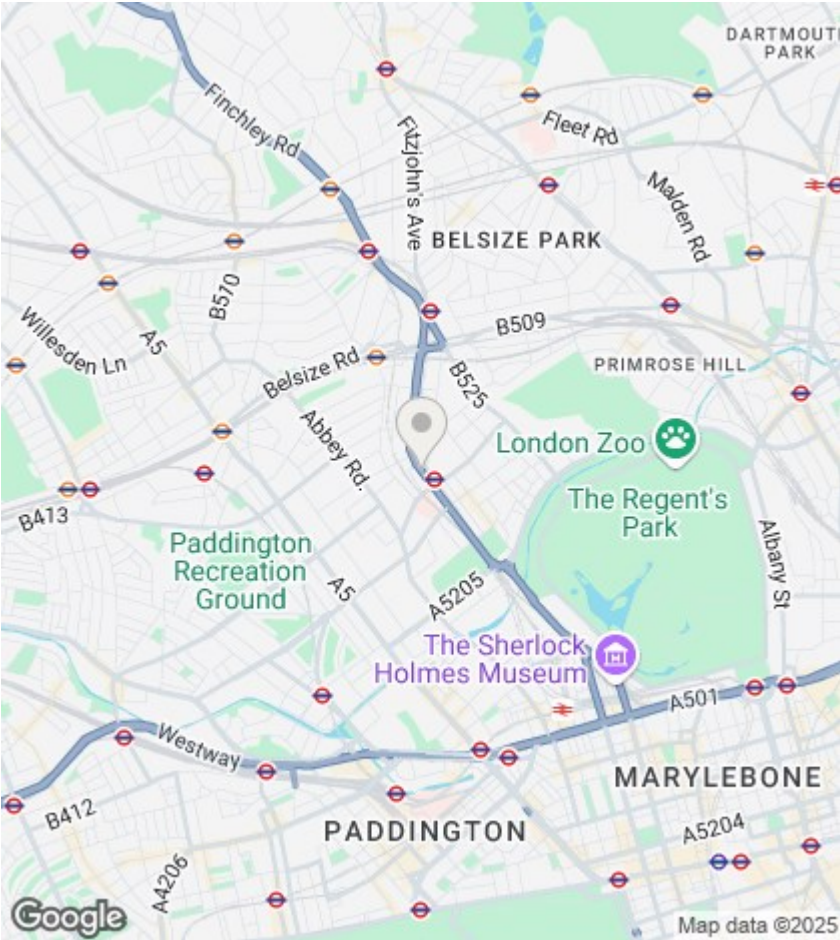


LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 927 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 927 SQ FT/ 86 SQM

**PROPERTY PHOTO PLANS**.co.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	