



THE ESTATE COMPANY



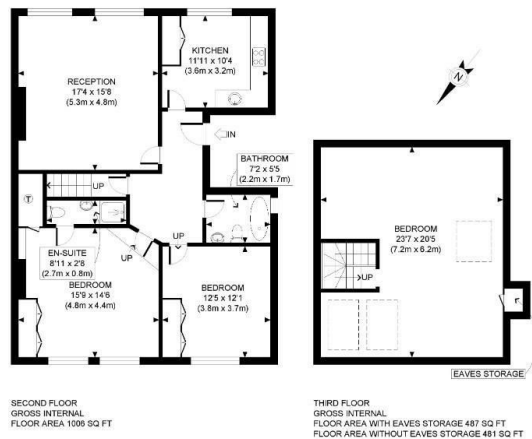
Carlton Hill, St Johns Wood, NW8 0ES

£1,499,950

- 1487 Sq Ft
- Share of Freehold
- Refurbished Communal Area
- Three Bedrooms
- Period Building
- Communal Garden
- Two Bathrooms
- Tree Lined Road

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000

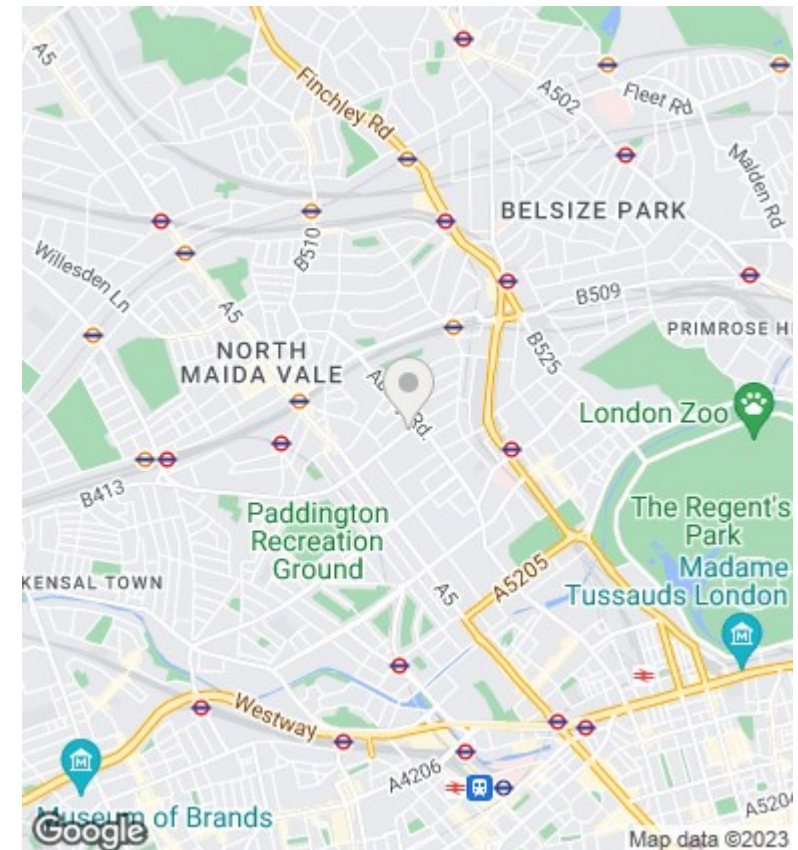
enquiries@theestatecompany.com



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1493 SQ FT/ 139 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1487 SQ FT/ 138 SQM

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY INFORMATION

This plan is for illustrative purposes only and should be used as such by any prospective client. 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 misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Directions

Viewings

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

Council Tax Band

B

EPC Rating:

E

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