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# Sheringham, St. John's Wood Park, St John's Wood, London, NW8

## Asking Price £815,000



A spacious two-bedroom, two-bathroom apartment located on the first floor of a prestigious, purpose-built development in St John's Wood. The property requires some modernisation, allowing incoming buyers to add their own personal touch.

This 923 sq.ft residence offers two generously sized bedrooms with fitted wardrobes, two bathrooms, a large reception area with ample space for dining and sole use of a private balcony, and a fully fitted modern kitchen. The property also benefits from storage throughout.

Residents of this development enjoy exceptional amenities, including a concierge, lift access, parking, with gas and electric included in the service charge. Sheringham Court is ideally situated near the vibrant local areas of Swiss Cottage and St John's Wood, offering an array of boutique shops, charming cafés, and fine dining restaurants. The area is also well-served by excellent transport links, with both Swiss Cottage and St John's Wood (Jubilee Line) providing easy access to Central London and beyond.

With a long lease and immediate availability, this property is perfect for those seeking a blend of comfort, convenience, and style in one of London's most desirable neighbourhoods.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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## KEY FEATURES

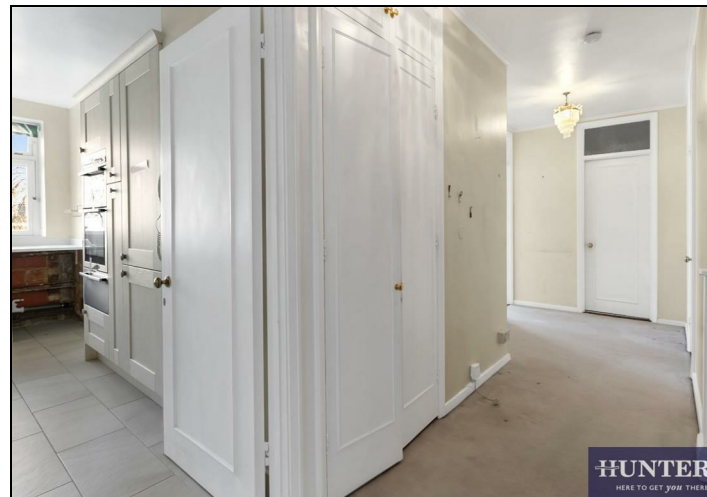
- Two bedroom, two bathroom apartment
  - 923 sq.ft. of living space
    - Private Balcony
- Fabulous purpose-built apartment block
  - Ample Storage
  - Modernised Kitchen
    - Concierge
    - Sold chain-free



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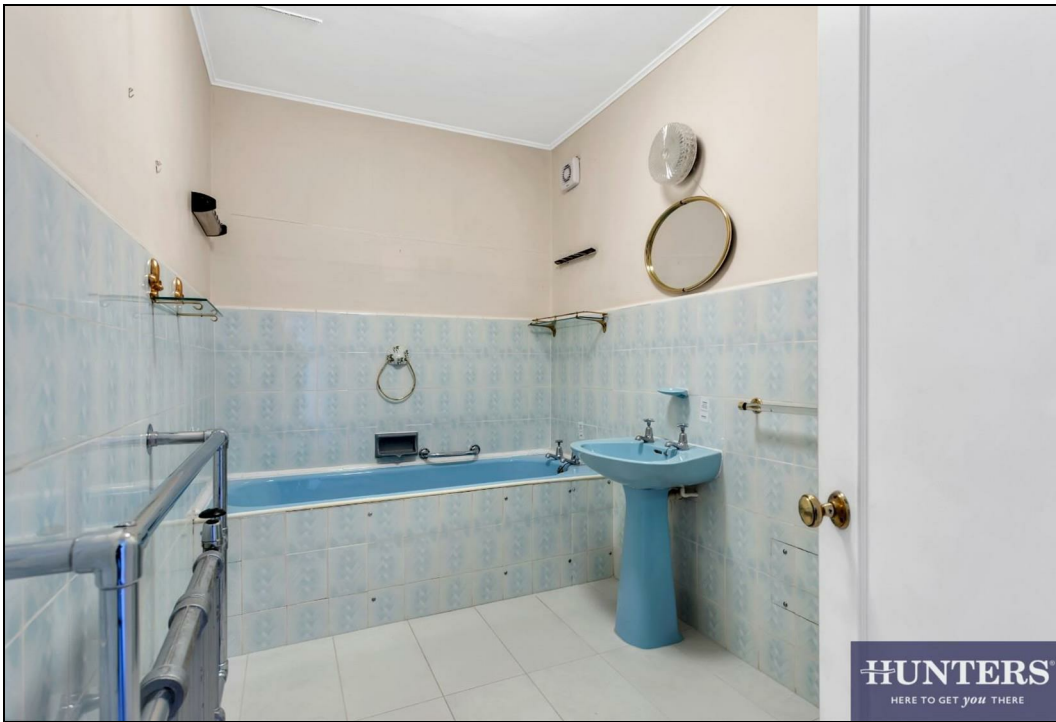
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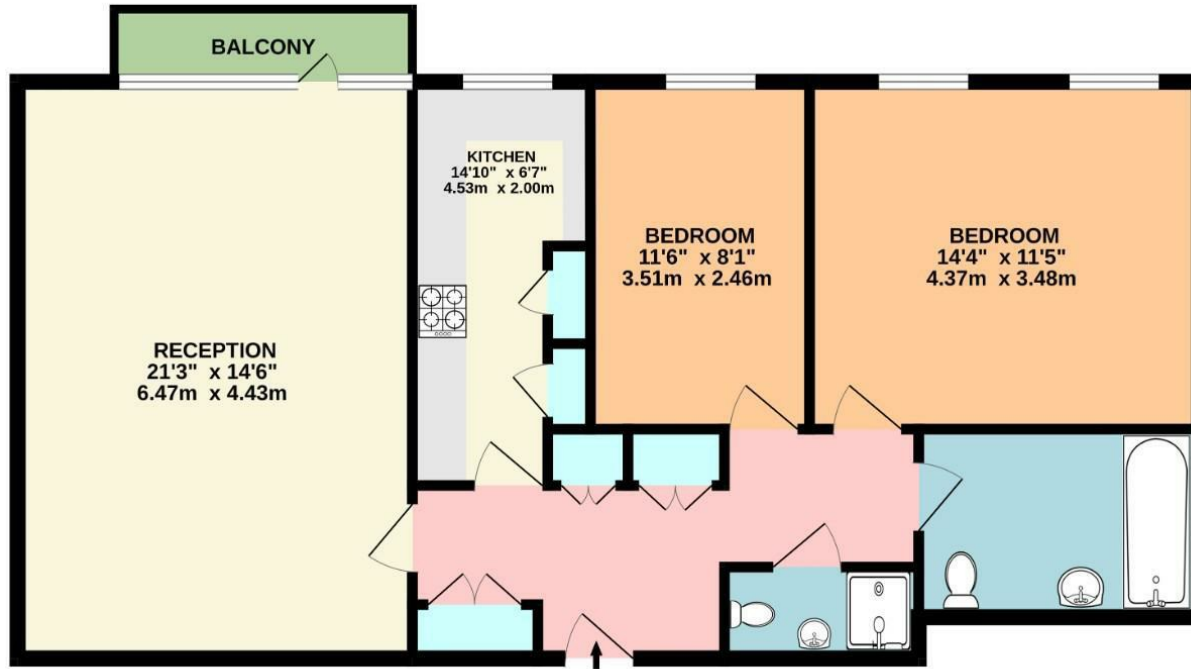


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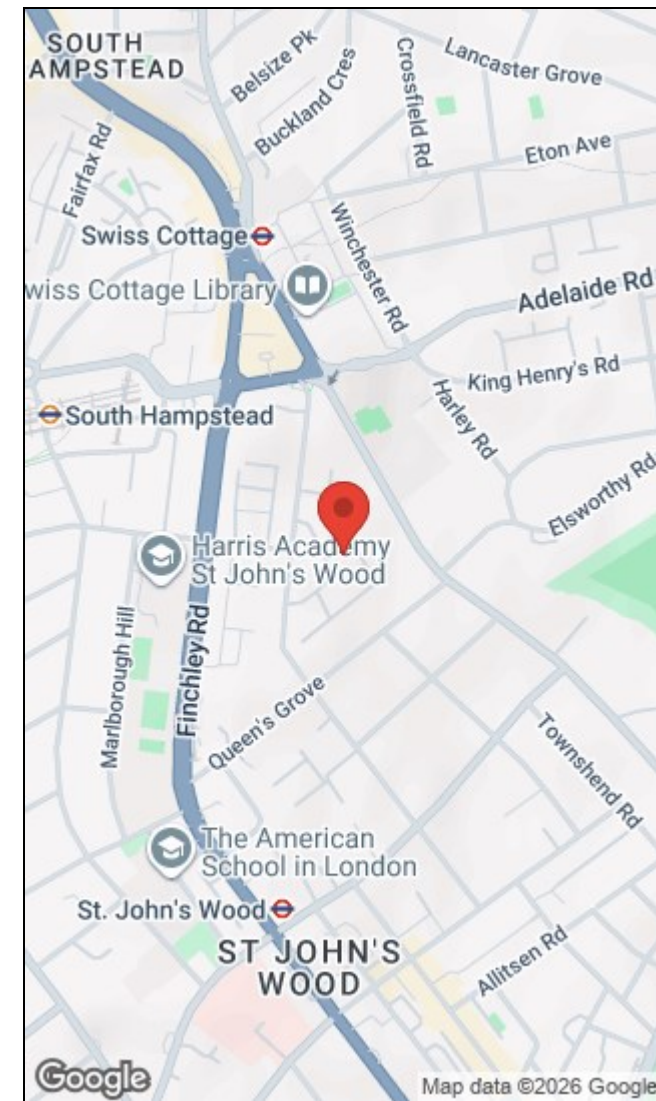
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FIRST FLOOR  
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 923sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>80</b>		
	<b>65</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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