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# Charles Lane, St. John's Wood Terrace, London, NW8 Asking Price £550,000



## Public Notice

Address: Flat 12 Eagle House, 2A, Charles Lane, London, NW8 7SB  
We are acting in the sale of the above property and have received an offer of £600,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 15/01/2026

The residence spans approximately 1,000 sq. ft. including three bedrooms (two doubles, and a single), two full bathrooms, a West-facing reception room, and a separate kitchen. Also benefitting from built-in storage throughout. The property is "sold as seen".

The property is sold chain free, as a leasehold.

Perfectly positioned within one of St John's Wood's most sought-after neighbourhoods, this outstanding home is just an 1-minute walk from St John's Wood Underground Station (Jubilee Line), 5 minutes from South Hampstead Overground, and moments from the excellent transport links and amenities of Finchley Road.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com

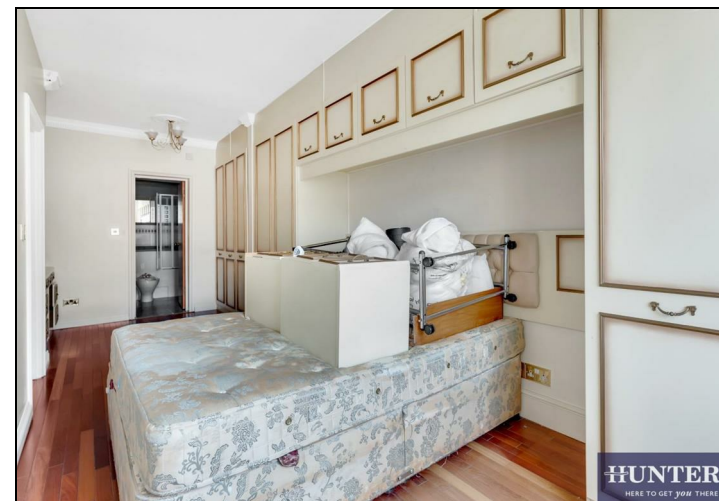
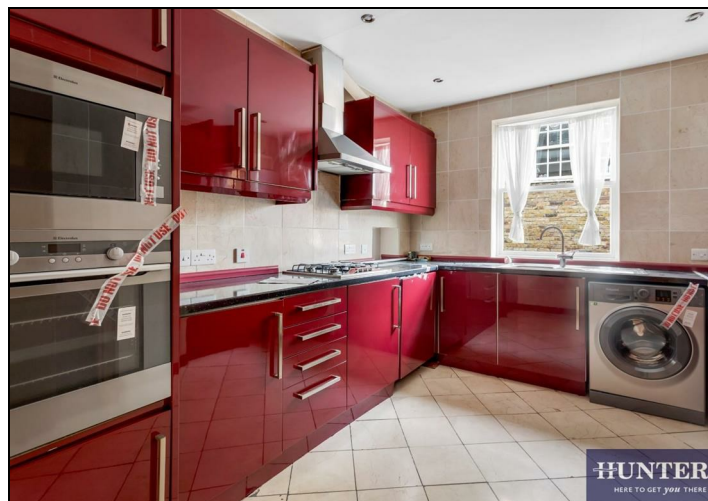
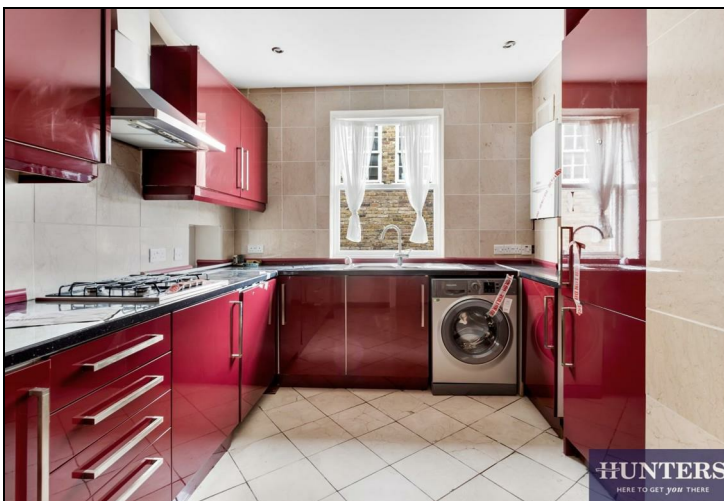
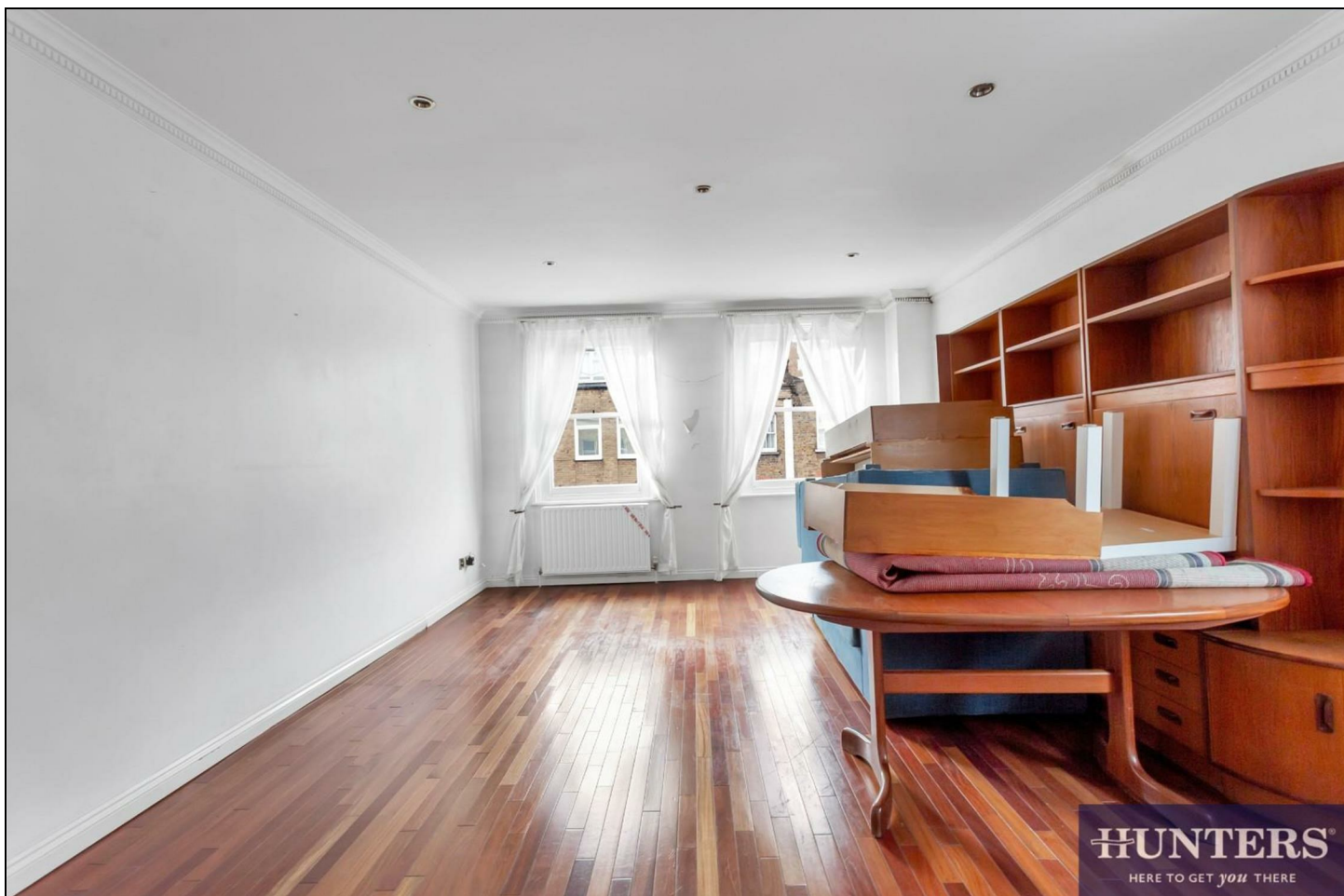


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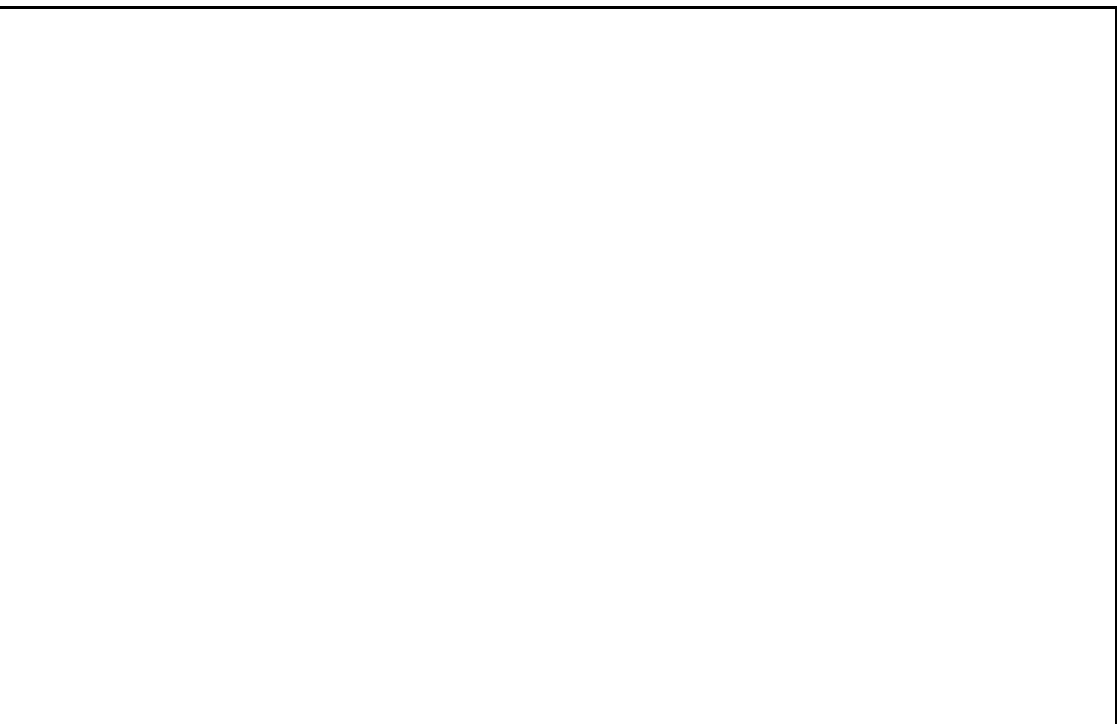


## KEY FEATURES

- Three bedroom Second Floor Apartment
- Over 1,000 sq.ft. of internal living space
  - Desirable neighbourhood
  - Sold chain-free
  - Boasting with natural light
  - Sold as seen
- Across the street from St John's Wood Underground Station







This floor plan shows a 3-bedroom house with a kitchen, reception, and bathroom. The layout includes a large reception area, a kitchen with a dining area, and three bedrooms. The bathroom is located between the two bedrooms on the left. The house has a central hallway and a front entrance.

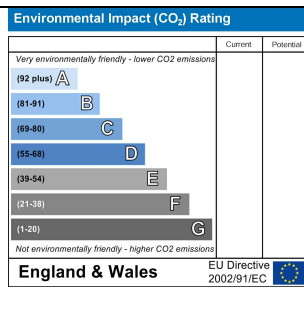
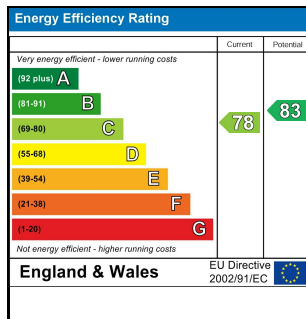
**BEDROOM**  
11'8" x 6'5"  
3.55m x 1.96m

**RECEPTION**  
21'3" x 12'1"  
6.48m x 3.69m

**KITCHEN**  
12'1" x 9'10"  
3.69m x 3.00m

**BEDROOM**  
12'1" x 11'5"  
3.69m x 3.48m

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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