



ST JOHNS COURT  
FINCHLEY ROAD  
LONDON  
NW3 6LL

A modern two bedroom apartment situated in this well maintained portered purpose built block immediately adjacent to Finchley Road underground station.

The property was recently refurbished and comprises two bedrooms, modern bathroom, spacious reception with a modern kitchen open plan kitchen.

Communal heating and hot water, passenger lifts and concierge.

LEASEHOLD

**ASKING PRICE** £585,000

SUBJECT TO CONTRACT



## FEATURES

- Seconds from Finchley Road Tube Station
- Recently refurbished
- Portered private block
- Lift
- Furnished or unfurnished

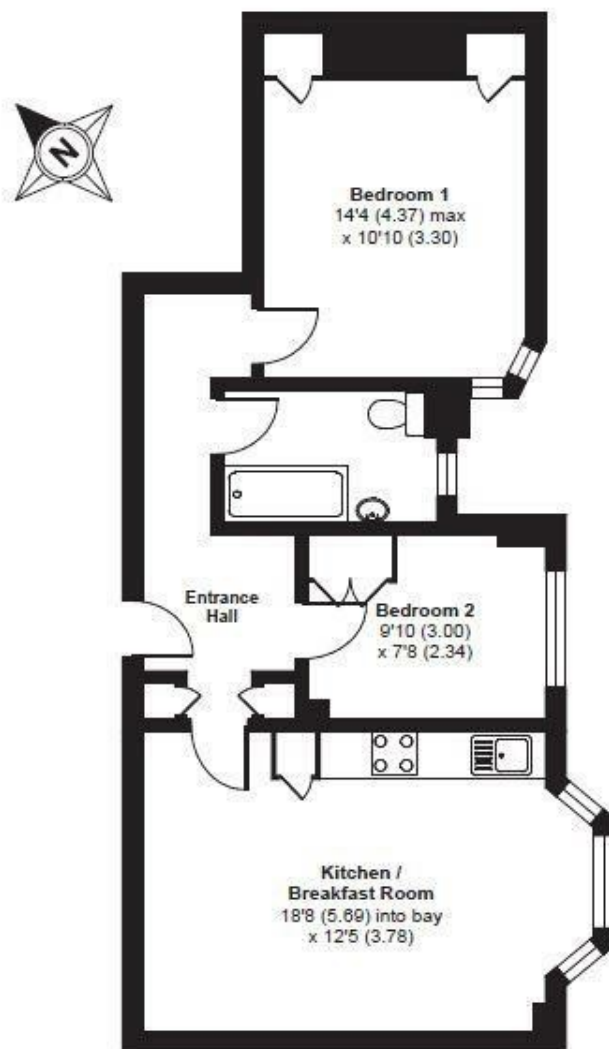
SERVICE CHARGE: £

TENURE: Leasehold

COUNCIL TAX:



APPROX. GROSS INTERNAL FLOOR AREA 607 SQ FT 56.3 SQ METRES



THIRD FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

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