

TEMPLAR COURT, ST JOHN'S WOOD ROAD, LONDON NW8



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A beautifully presented three bedroom duplex apartment over the first and second floors of a prestigious modern block with porterage, communal gardens and underground parking. This stylish home offers approximately 1500 sq ft / 143 sq m of accommodation and is located within a short walk of the amenities of Little Venice (350 m) as well as St John's Wood High Street and Regents Park. The nearest tube stations are Warwick Avenue (Bakerloo line) 0.5 miles and St John's Wood (Jubilee line) 0.6 miles.

ACCOMMODATION AND AMENITIES:

ENTRANCE HALL, RECEPTION ROOM, KITCHEN, MASTER BEDROOM WITH ENSUITE BATHROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM, BALCONY, COMMUNAL GARDENS, UNDERGROUND PARKING,
24 HOUR PORTERAGE

GUIDE PRICE: £1,700,000 LEASEHOLD + Share of Freehold

LEASE: APPROX 975 YEARS REMAINING SERVICE CHARGE: TBC

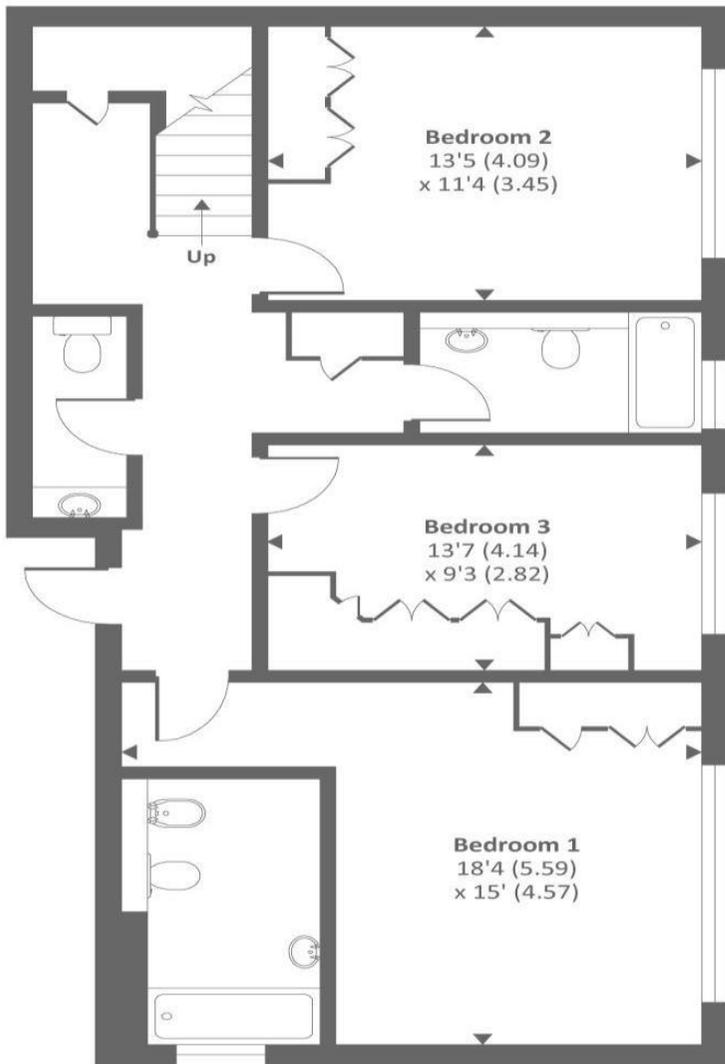










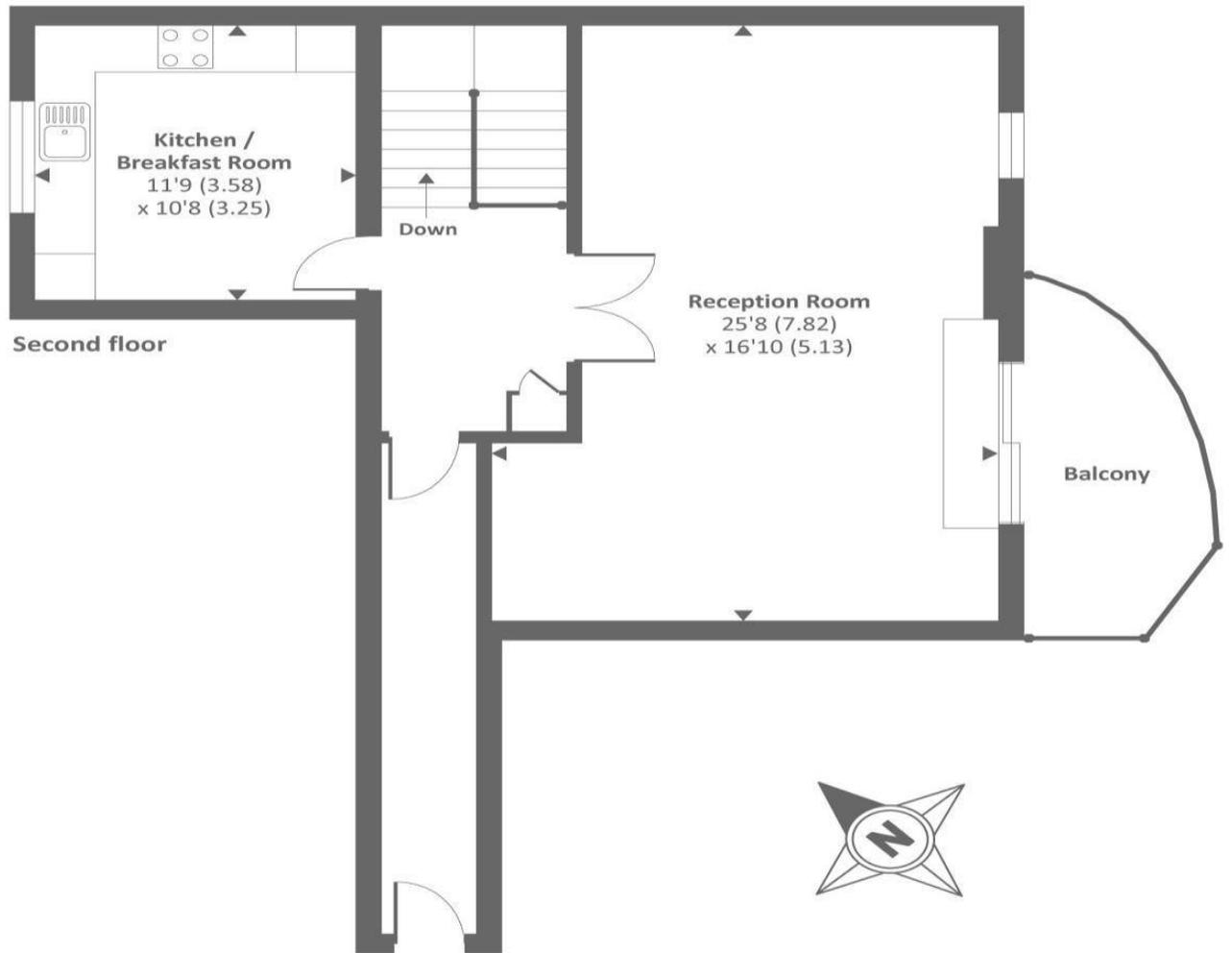


Bedroom 2
13'5 (4.09)
x 11'4 (3.45)

Bedroom 3
13'7 (4.14)
x 9'3 (2.82)

Bedroom 1
18'4 (5.59)
x 15' (4.57)

First floor



**Kitchen /
Breakfast Room**
11'9 (3.58)
x 10'8 (3.25)

Reception Room
25'8 (7.82)
x 16'10 (5.13)

Balcony

Second floor



Approx. Gross internal floor area 1541 SQFT / 143.15 SQM
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