



SITUATION

Located at the corner of Queen's Terrace and Finchley Road, only 100 yards from St John's Wood Underground Station (Jubilee Line), a few minutes' walk from both Lord's Cricket Ground and St John's Wood High Street with its popular shops, cafés and restaurants and just ½ mile from Regent's Park.

PROPERTY

A **Self-Contained 3 Bed Flat** located on the first floor of this prestigious six-storey modern block constructed in the late 1980's, with entry-phone and an electric hot-air heating system. The block has a wide entrance foyer, daytime concierge and 2 x 8 person passenger lift. In addition, the flat includes **1 car space** in the underground car park.

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	17'1"	×	10'3"
plus en-suite Bathroom/WC			
Bedroom 2	13'8"	×	8'8"
Bedroom 3	13'2"	×	7'1"
Reception/Dining Room	24'4"	×	19'2"
Kitchen	14'7"	×	7'8"
Family Shower Room/WC			
Separate WC			

GIA Approx. 1,266 sq ft

Plus 1 car space in the underground car park.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st January 1990 at a fixed ground rent of £300 p.a. (not demanded).

Offered with **VACANT POSSESSION**

Note 1:

- Flat 15 Balmoral Court (GIA 1,318 sq ft) situated on the 3rd floor sold for £2,200,000 in November 2019 (£1,669 psf) (Source: Land Registry).
- Flat 9 Balmoral Court situated on the 2nd floor sold for £1,820,200 in January 2021 (Source: Land Registry).

Note 2: There is a 6 week completion.

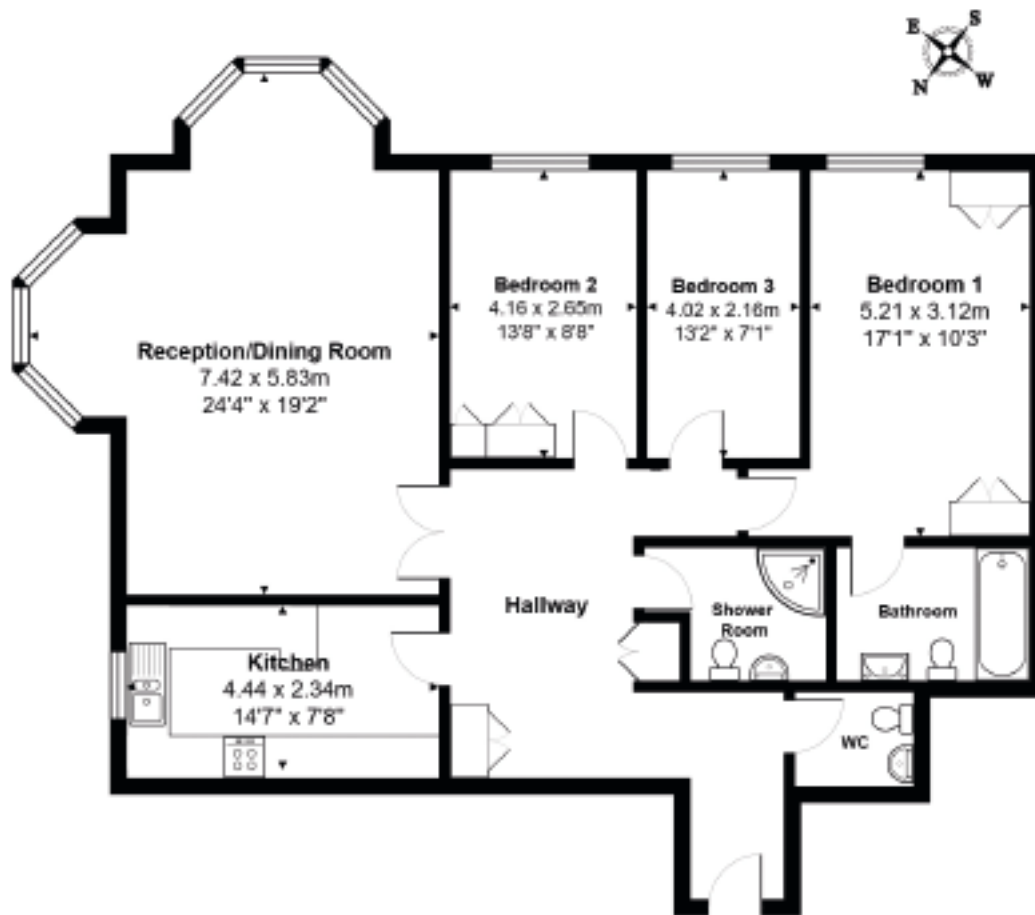
Note 3: Refer to Auctioneers for the video tour of the flat.

Vacant 3 Bed Flat



Entrance foyer





First Floor

Total Area: 117.6 m² ... 1266 ft²

All measurements are approximate and for display purposes only.



Balmoral Court

St John's Wood Station