

**LOT
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32 Walsingham, St John's Wood Park St John's Wood, London NW8 6RH

By Order of the
LPA Receivers



Seventh Floor

A three bedroom purpose built flat of approximately 1,158 sq ft, forming part of an impressive block in a much sought after fashionable location convenient for the amenities of St John's Wood and Primrose Hill. **Investment let at £33,540 per annum.**

Tenure

Leasehold. 11th May 2007 to November 2174.

Location

- St John's Wood Park run between Queens Grove and Adelaide Road
- Extensive shopping facilities can be found on Finchley Road, whilst a range of shops, boutiques, bars and restaurants can be found nearby in fashionable St John's Wood and Primrose Hill
- Leisure facilities can be found at Primrose Hill and on the wide expanses of Regent's Park
- Lord's Cricket Ground provides leisure and entertainment facilities
- Hospital of St John and St Elizabeth and The Wellington Hospital are in close proximity

 Swiss Cottage, St John's Wood (Jubilee Line)

 South Hampstead

Description

- A seventh floor purpose built flat of approximately 1,158 sq ft forming part of an impressive block
- Internally, the property is presented in reasonable condition
- The flat benefits from a balcony

Accommodation

- Seventh Floor – Entrance Hall, Reception Room, Three Bedrooms (one En-Suite Bathroom/WC), Kitchen, Shower Room, Separate WC

Tenancy

Let on an AST agreement from 7th September 2018 at a rent of £2,795 per month.

Total Current Rent £33,540 per annum.

Viewing

Please refer to our website savills.co.uk/auctions