



**BEAUCHAMP
ESTATES**

Cecil Grove





Ground floor apartment with private patio beside Primrose Hill.

 3  2

Exterior

Situated within Benjamin House, a purpose-built residential building in St John's Wood, this ground floor apartment offers a quiet, practical setting suited to long-term renting. The building is positioned moments from Primrose Hill, giving immediate access to open green space while remaining within a well-established residential address.

Highlights

- Private patio
- Newly decorated
- New wood flooring
- Secure underground parking space





Interiors

Recently redecorated throughout, the apartment features new wood flooring and a straightforward layout designed for easy living. The reception space opens directly onto a private patio, creating a natural extension for dining or relaxing outdoors. Three well-proportioned bedrooms and two bathrooms provide flexibility for sharers or families, with a balanced distribution of space across the apartment.

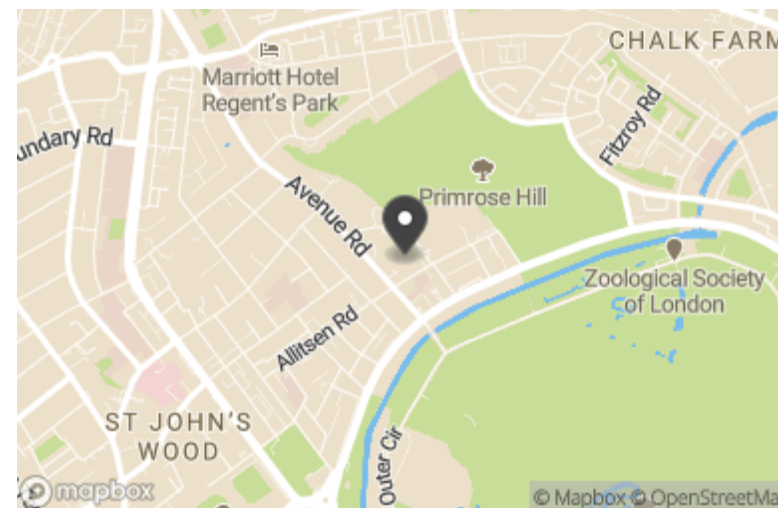


Features

- Air Conditioning

Location

Positioned between St John's Wood and Primrose Hill, the apartment benefits from access to both neighbourhoods. Primrose Hill is just outside, offering open space and skyline views, while Regent's Park is a short walk away. Regent's Park Road provides independent cafés, restaurants and local shops, and St John's Wood High Street adds further convenience. St John's Wood Underground station (Jubilee line) is within walking distance, connecting directly to the West End and Canary Wharf.



Terms

Price: £1,075 per week
 Tenure: Leasehold
 Local Authority: Camden
 Council Tax: G

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs Very environmentally friendly - lower CO ₂ emissions			
(92+) A		(92+) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

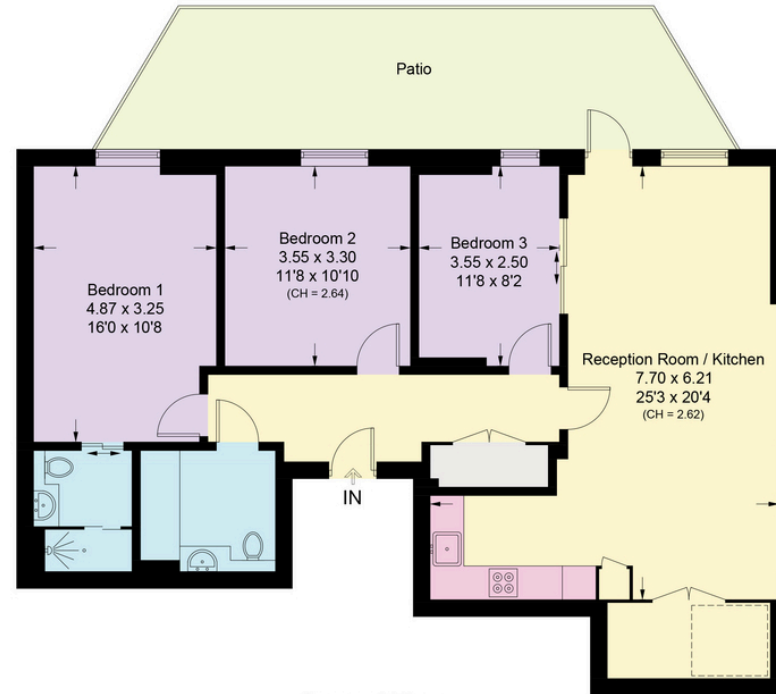
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Flat 3, Benjamin House, Cecil Grove, NW8

Approximate Area = 97.1 sq m / 1045 sq ft
 Patio (External) = 24.7 sq m / 266 sq ft
 Including Limited Use Area (1.9 sq m / 20 sq ft)



= Reduce head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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