



**BEAUCHAMP
ESTATES**

Cecil Grove

ST JOHN'S WOOD





Lateral apartment moments
from Primrose Hill with
balcony.

 3  2

Exterior

Set within Benjamin House, a new development in St John's Wood, this first floor apartment offers a practical, well-maintained setting suited to long-term renting. The building sits in a quiet residential location, moments from open green space of Primrose Hill and The Regent's Park, balancing privacy with immediate access to one of London's most recognised neighbourhoods.

Highlights

- Newly decorated
- New wood flooring





Interiors

The apartment has been recently redecorated, with new wood flooring throughout. A bright reception room leads directly onto a private balcony, creating an easy extension of the living space. Three well-proportioned bedrooms are arranged across a straightforward layout, making it suitable for sharers or families. Air conditioning is installed for year-round comfort.

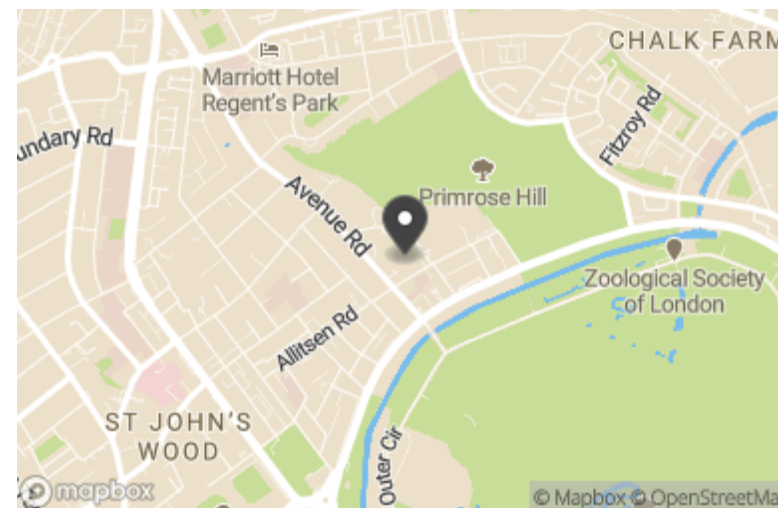


Features

- Air Conditioning
- Balcony
- Underground Parking

Location

Primrose Hill is effectively on your doorstep, known for its open space and skyline views across London. Regent's Park is a short walk away, while Regent's Park Road offers a mix of independent cafés, restaurants and everyday amenities that give the area its local feel. St John's Wood High Street and Underground station (Jubilee line) are within walking distance, providing direct access to the West End, Canary Wharf and beyond.



Terms

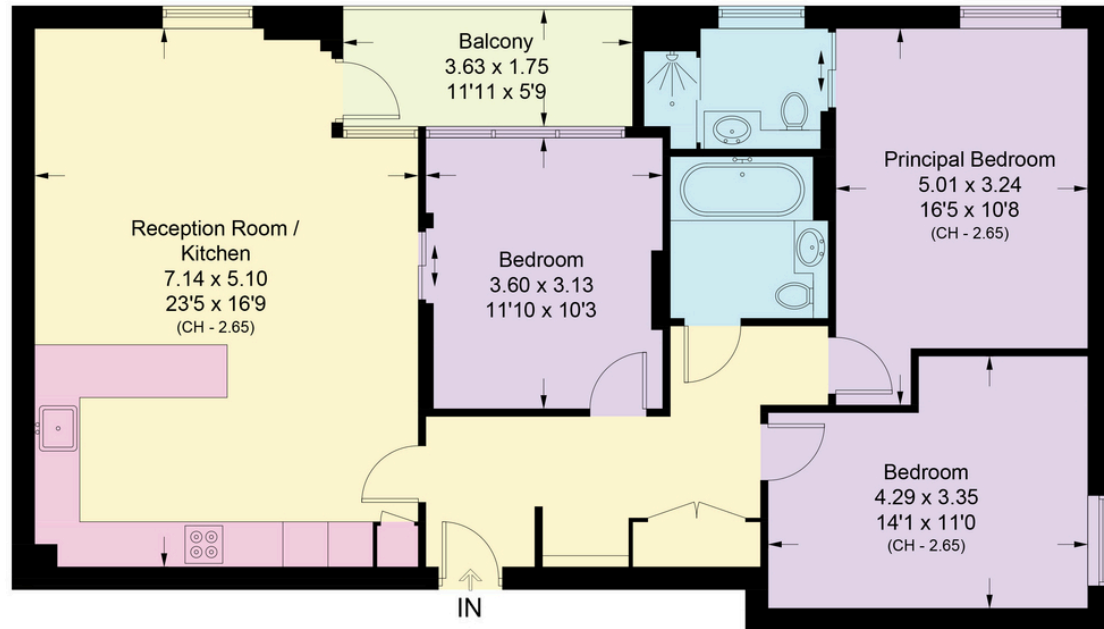
Price: £1,162 per week
 Tenure: Leasehold
 Local Authority: Camden
 Council Tax: F

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> <p>England, Scotland & Wales</p>			
79	79	79	79
<p>Environmental Impact (CO₂) Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p>England, Scotland & Wales</p>			

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Flat 9, Benjamin House, Cecil Grove, NW8

Approximate Area = 96.6 sq m / 1040 sq ft
 Balcony (External) = 6.0 sq m / 64 sq ft



First Floor

Approximate Area = 96.6 sq m / 1040 sq ft

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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