





KEY FEATURES

- Private balcony with elevated views
- Apartment sold furnished as seen
- Allocated underground parking space
- Communal roof garden
- 24-hour concierge service
- Residents' gym, swimming pool, spa and sauna
- Cinema room, club or business lounge and private dining room

This newly built apartment is set on the eighth floor of the newest residential development in St John's Wood, within walking distance of the High Street and Regent's Park. The property offers open plan living with private outdoor space and access to extensive on-site amenities.

The apartment is arranged to maximise internal space with a single open plan living area leading directly to the balcony. The kitchen and bathroom are fitted with modern finishes and integrated appliances. Residents have use of a full range of shared facilities within the development, including leisure, wellness and work-focused spaces, supported by a full-time concierge.

St John's Wood is a well-established residential area offering a range of shops, restaurants and local amenities, with Regent's Park and Primrose Hill close by. Marylebone and the West End are easily accessible. St John's Wood Underground station on the Jubilee line is approximately 0.5 miles away, while St John's Wood High Street is around 0.3 miles from the property.



1 BEDROOM



1 BATHROOM





ACCOMMODATION

Open plan reception room and kitchen

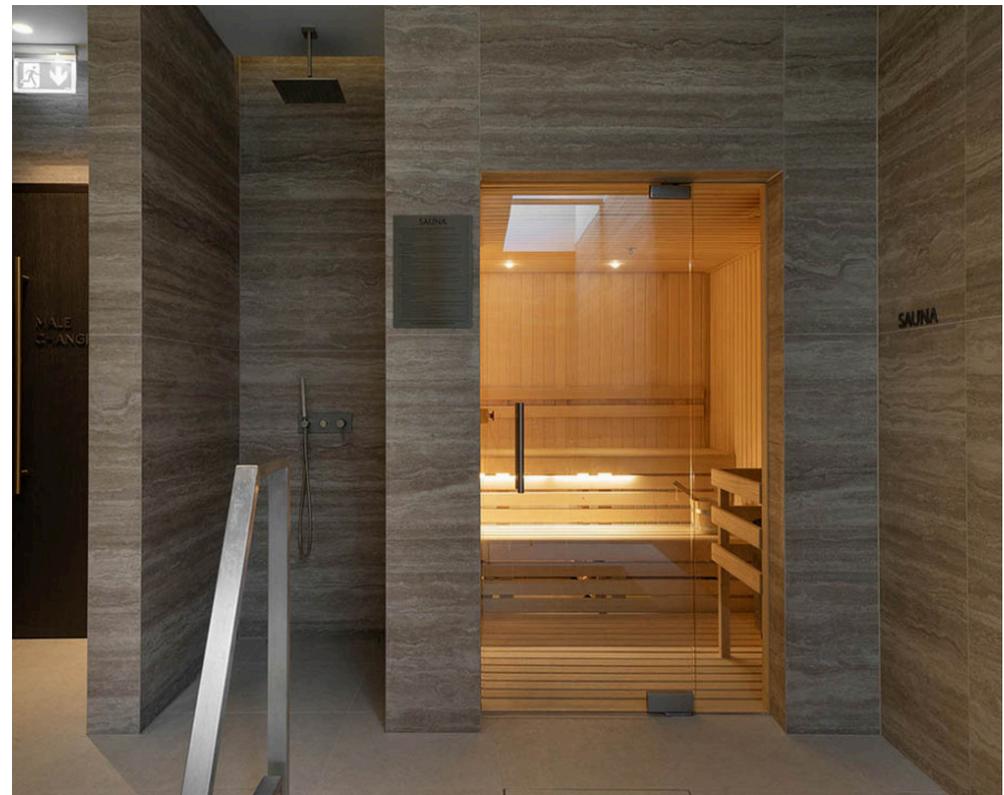
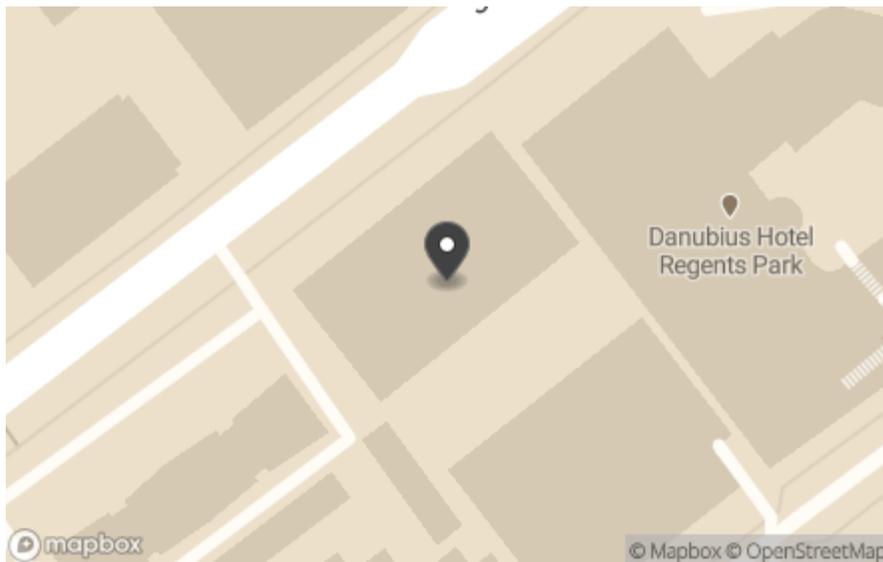
Bedroom

Bathroom

Private balcony

LOCATION

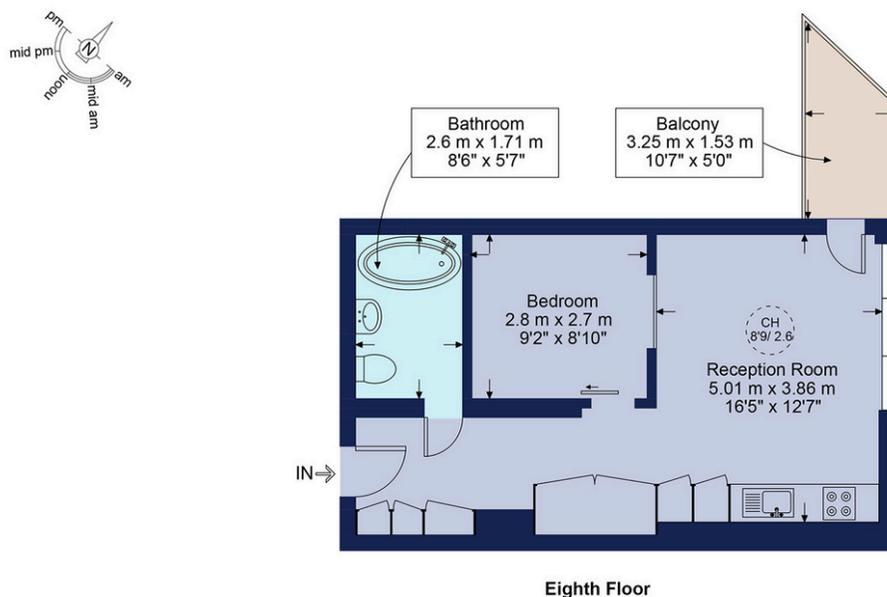
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St John's Wood Road, NW8

Approximate Gross Internal Area = 430 sq ft / 39.96 sq m



Eighth Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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TERMS

Price: £1,250,000 - 992 yrs remaining
Tenure: Leasehold
Council Tax Band: D
Viewing: By appointment only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

