



## SCOTT ELLIS GARDENS, LONDON, NW8

### 1 BED APARTMENT ST JONN'S WOOD

**£425,000**  
LEASEHOLD

A superbly refurbished one-bedroom apartment positioned on the 4th (top) floor of this well-kept mansion style purpose-built block, ideally located moments from the vibrant lifestyle and amenities of St John's Wood High Street and Maida Vale.

The property offers a bright and spacious open-plan reception and kitchen area, benefitting from stylish integrated appliances, underfloor heating and contemporary recessed spotlights, creating the perfect environment for modern living and entertaining. The generously sized double bedroom has been thoughtfully designed with extensive bespoke fitted wardrobes and beautiful wooden flooring, while the family bathroom has been finished to an excellent standard with quality fixtures and tiling.

This beautifully presented home would make an ideal first-time purchase, pied-à-terre or rental investment.

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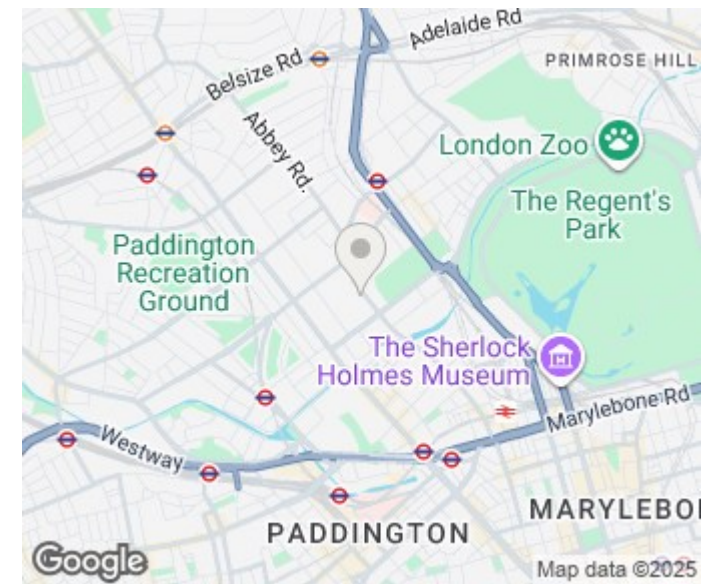
Approximate Area = 414 sq ft / 38.45 sq m

For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hemmingfords Property Limited. REF: 1384546



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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