



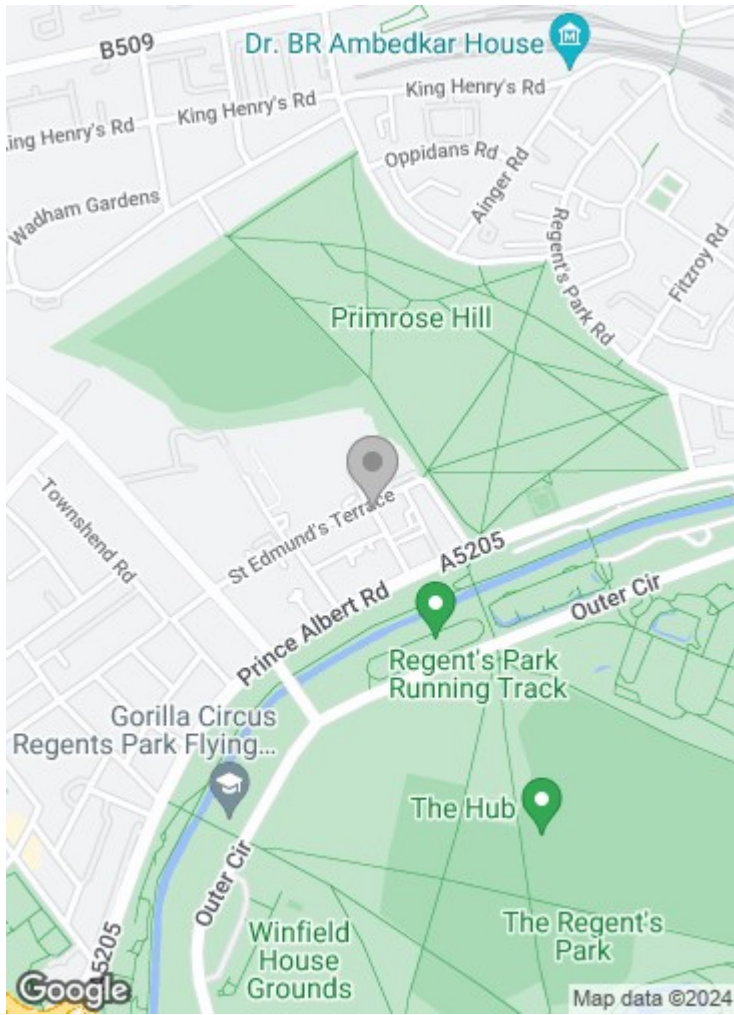
**St. Edmunds Terrace
London NW8 7ED**

£4,600 per week

A beautifully presented apartment finished to a high specification situated on the 2nd floor of this prestigious development designed by the internationally renowned architects Squire and Partner. The apartment comprises three bedrooms, two with dressing rooms and all with en suite facilities, a fully fitted modern kitchen and a very impressive double reception room. The apartment offers 2615 sq. ft. /242 sq. m with high ceilings, full height windows, solid oak floors and Lutron lighting.

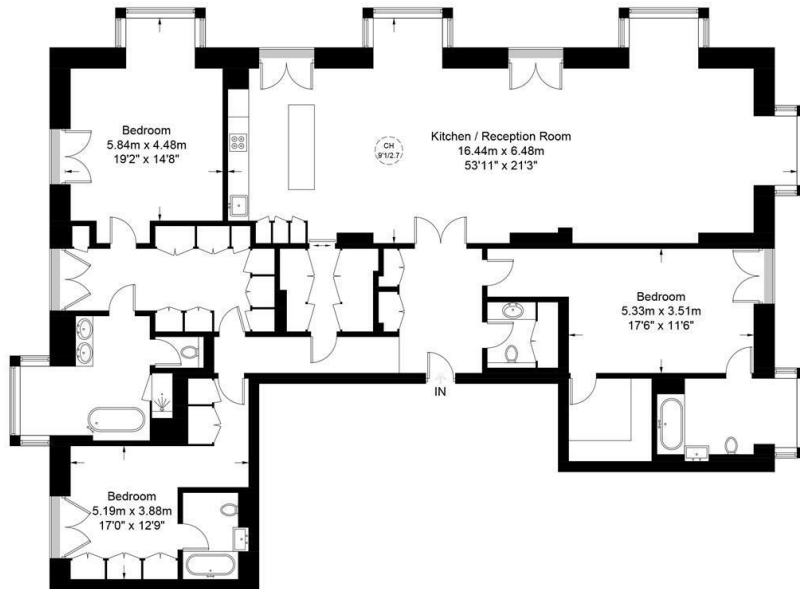
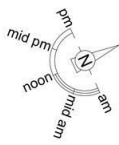
The development includes a resident-only spa, off-street parking, gym facilities and 24 hour security. Situated on the edge of the Royal Regent's Park, St Edmund's Terrace has Primrose Hill to the east and to the north and west, the fine dining, cafe culture and independent boutiques of St John's Wood. The luxury and elegance of Mayfair, Knightsbridge and St James' lie to the south.

The nearest underground station is St John's Wood (Jubilee Line).



St. Edmunds Terrace, NW8

Approximate Gross Internal Area = 2539 sq ft / 235.9 sq m



Second Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID995418)

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

T: +44 0207 1234 152
info@phillipsharrod.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-2
B	81-91	B	3-4
C	69-80	C	5-6
D	55-68	D	7-8
E	39-54	E	9-10
F	21-38	F	11-12
G	1-20	G	13-14