

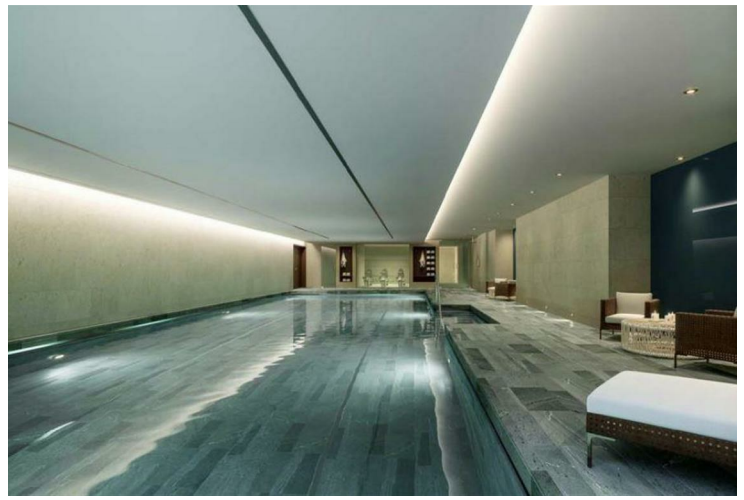
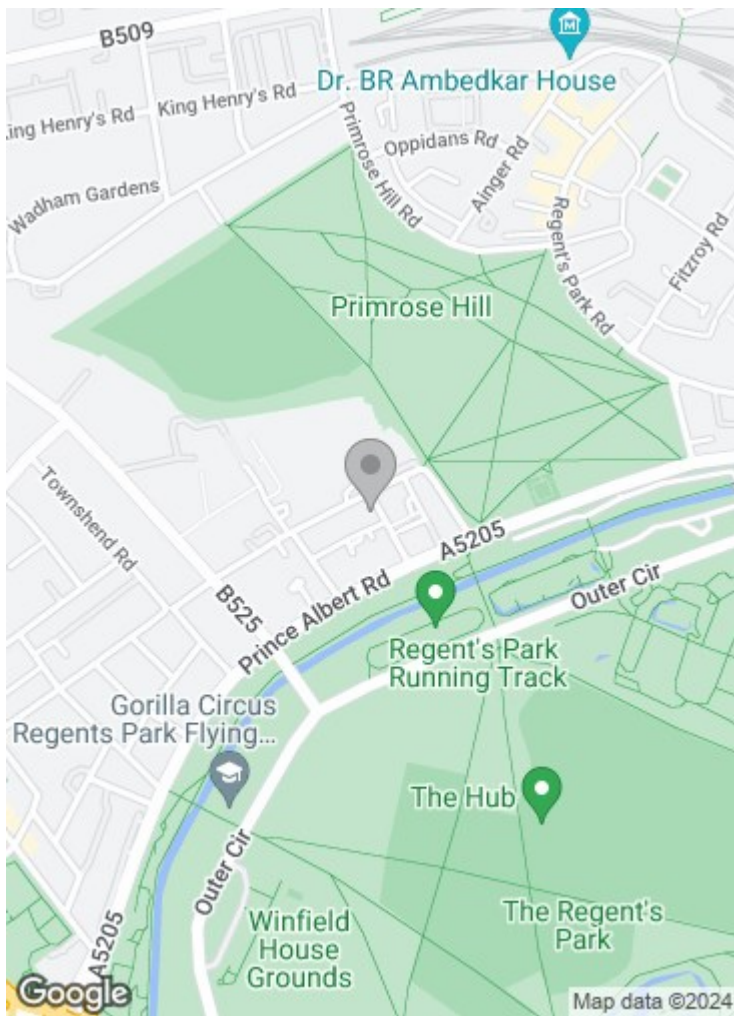
**St. Edmunds Terrace  
St John's Wood NW8 7ED**

**£2,480 per week**

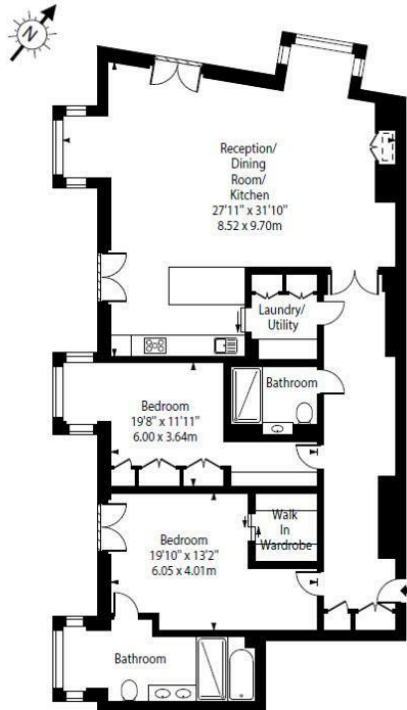
This exquisitely designed, elegant and spacious apartment, finished to a high standard, is located on the first floor of the prestigious St Edmund's Terrace development created by the internationally acclaimed architects, Squire and Partner. The apartment boasts an open plan kitchen and reception room providing stunning views of the park and two spacious bedrooms (one en suite) with a total area of 1,558 square feet (145 square meters). Notable features include high ceilings, full-height windows and solid oak floors adding to the overall appeal of the space.

Situated within the exclusive and secure gated community of 50 St Edmunds Terrace, the development offers a range of amenities including private spa exclusively for residents featuring a swimming pool, steam room and gym as well as a 24-hour concierge service and secure underground parking space.

The block is surrounded by beautifully landscaped courtyard gardens and is adjacent to the charming Primrose Hill. Additionally, it enjoys close proximity to the expansive greenery of Regent's Park and the vibrant St John's Wood High Street.



St. Edmunds Terrace,  
St. Johns Wood, NW8 7ED



First Floor

Approx Gross Internal Area 1628 Sq Ft - 151.26 Sq M

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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92	A	10
B	81	B	7
C	69	C	5
D	55	D	3
E	39	E	2
F	13	F	1
G	1	G	0