



Parkwood Point NW8 7QQ

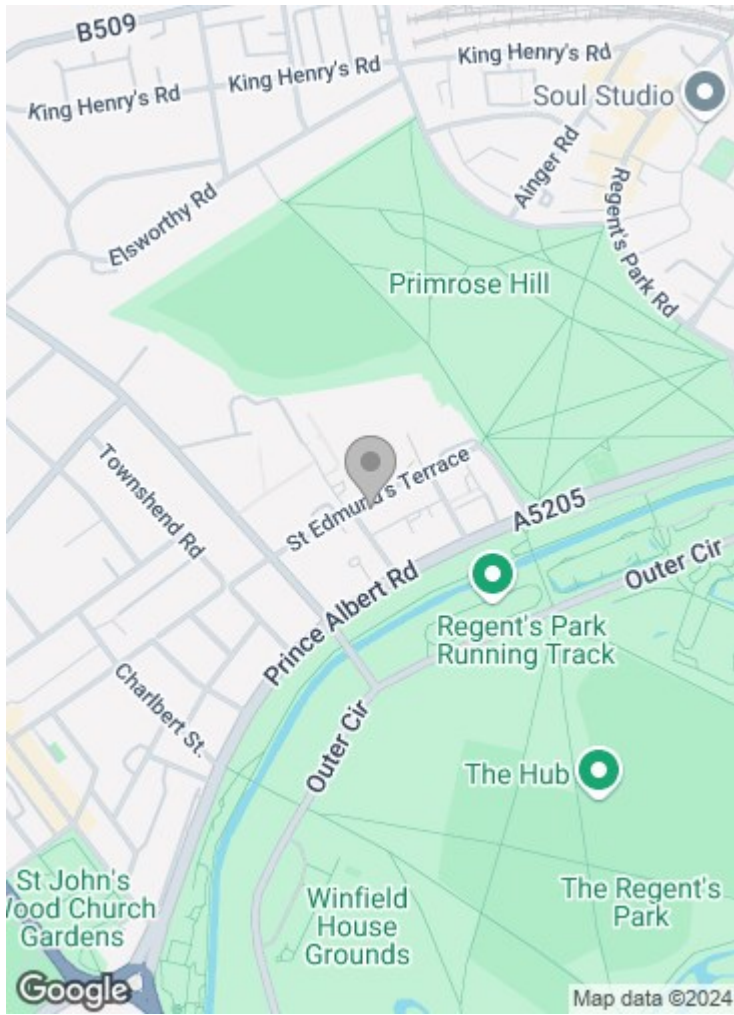
Asking price £1,395,000

Located in this collection of luxurious apartments and unique mews houses in this impressive modern mansion block is this stunning two bedroom, two bathroom apartment on the raised ground floor with excellent living and entertaining space and two balconies. The property has been individually designed to create a unique and stylish home with an internal layout that maximises the use of space and light, while ample storage means that simple, fuss-free living can instantly become a reality.

This impressive seven-storey building sits on the corner of a tree-lined residential street in St. John's Wood, one of London's most prestigious neighbourhoods. The quiet streets have virtually no cut-through traffic, and there are plenty of street parking spaces thanks to the resident-only permit bays.

Parkwood Point is within strolling distance of London's West End, a walk that will take you through parks and gardens and the grand stucco-fronted terraces of Fitzrovia to the shops, bars and restaurants of Soho and Mayfair. Alternatively you can walk along the traffic free Regent's Canal path to Little Venice in the West or Camden, Kings Cross and Hackney to the East.

Parkwood Point is well served by local tubes and buses and has easy access for national and international travel with eight main rail stations (including St Pancras Eurostar) just 30 minutes from your door, and two London airports just a short taxi ride away.



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 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