



19-22 St Edmunds Terrace, NW8

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

Located in this collection of luxurious apartments and unique mews houses in this impressive modern mansion block is this four bedroom, three bathroom, one reception apartment with guest WC and balcony. The properties have been individually designed to create unique and stylish homes with internal layouts that maximise 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. There is a day porter and lift.

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.

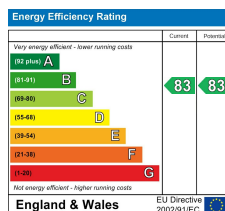
Parkwood Point is well served by local tubes and buses and has easy access for national and international travel with eight main rail stations (including St Pancras Eurostar) just 30 minutes from your door, and two London airports just a short taxi ride away.

ASKING PRICE: £2,800,000

TENURE: Leasehold

EPC RATING: B

COUNCIL TAX BAND: G



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Parkwood Point, NW8

Approximate Gross Internal Area = 1750 sq ft / 162.6 sq m



First 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. (ID817191)