

CHARMILL

RESIDENTIAL



St Johns Wood, London NW8

£1,300



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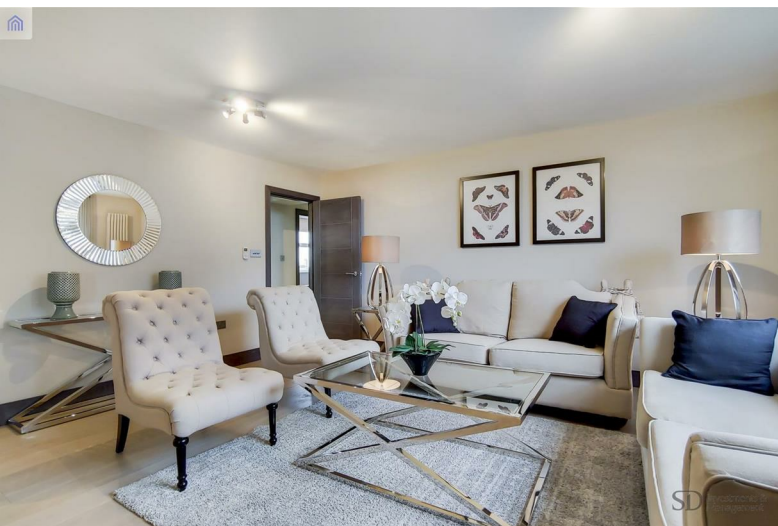


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St. Johns Wood Park



Description

A luxurious three double bedroom apartment available on a furnished/unfurnished basis within a gated purpose built block in St John's Wood. The apartment which is on the eighth floor, comprises a principal bedroom with en-suite bathroom, further double bedroom, third bedroom, family bathroom, fully fitted kitchen and a bright reception room. This superb flat is fully air conditioned and further benefits from a 24 hour porter. St John's Wood is one of the most sought after residential areas in London, situated next to Regent's Park which offers a peaceful village atmosphere but yet only minutes from London's West End. The flat is conveniently located for the transport facilities at St John's Wood and Swiss Cottage Underground stations (Jubilee line).

- Three bedrooms
- Air conditioning
- 24 hour porter
- Pet Friendly
- Three bathrooms
- Stunning views
- Heating and Hot Water Included





Floor Plan



MASTER BEDROOM
4.28m x 4.12m
(14'1" x 13'6")

BEDROOM 2
4.44m x 4.08m
(14'7" x 13'5")

BEDROOM 3
3.84m x 3.31m
(12'7" x 10'10")

RECEPTION
5.03m x 4.31m
(16'6" x 14'2")

DINING ROOM
3.40m x 2.36m
(11'2" x 7'8")

KITCHEN
4.78m x 2.31m
(15'8" x 7'7")

— Eighth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
100.33 sqm / 1079.94 sqft.

NET INTERNAL AREA (NIA)
Excludes walls and structural features.
99.91 sqm / 1075.31 sqft.

EXTERNAL STRUCTURAL FEATURES
Balconies, verandas, etc.
0.00 sqm / 0.00 sqft.

RESTRICTED HEAD HEIGHT
Rooms are under 1.9m.
0.00 sqm / 0.00 sqft.

spec

Verified

RICS

Certified Property

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PPWS (R) RESIDENTIAL 101.80 sqm / 1096.84 sqft

PPWS (R) RESIDENTIAL 98.33 sqm / 1063.21 sqft

SPCS ID: SmdBldgDsc3870u03R0364

Area Map

Viewing

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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