



## HALL ROAD LONDON, NW8

£9,500

A penthouse duplex apartment a short walk to St. Johns Wood station measuring 193sqm/2,080sqft with a spacious reception room, private terrace, separate kitchen/diner, and 3 double bedrooms.

The apartment is arranged over the 5th and 6th floors offering exceptional living space. The apartment has wooden floor with carpets in the bedrooms. The Yoo Building is a highly desirable development by Philippe Starck and is located just a short walk to St John's Wood High Street as well as The Regent's Park. Local transport links from St John's Wood and Maida Vale Underground stations are also nearby. Parking by separate negotiation.

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APPROX. GROSS INTERNAL FLOOR AREA 1304 SQ FT / 121 SQM	HALL ROAD
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 24/01/25
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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