



## **One St Johns Wood, 60 St. Johns Wood Road, London, NW8 7HN**

**£820 Per Week**

A ONE BEDROOM/SUITE WITHIN REGAL LONDONS MOST EXCLUSIVE "ONE ST JOHNS WOOD" DEVELOPMENT IN THE HEART OF NW8

ONE ST JOHNS WOOD is unarguably a level above anything built in this location and residents enjoy facilities in the Regent Spa located in the basement such as the stunning 20 meter pool, 2 separate plunge pools, sauna, steam room and state of the art gym.

Other facilities include the Club lounge, private dining rooms, communal roof gardens with views over London, 24 hour concierge as well as a cinema

This suite is designed to offer maximum space and privacy with a separate lounge area, fitted kitchen with "Miele" appliances, ample built in storage, separate bedroom area and a natural stone bathroom with bespoke furniture and aqua vision tv.

This apartment has its own private balcony.

Comes furnished. PROPERTY AVAILABLE FROM 21.04.2025

- ONE ST JOHNS WOOD NW8
- THE MOST SOUGHT AFTER BLOCK IN NW8
- CLUB LOUNGE & ROOF GDN
- FURNISHED TO A HIGH STANDARD
- SDT JOHNS WOOD RD NW8
- GYM, SAUNA & STEAM ROOM
- OVER 440 SQ FEET
- 1 BED/SUITE
- LUXURY 20 METER POOL
- SEP LIVING & SLEEPING AREAS



BEDROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM



# One St Johns Wood, 60 St. Johns Wood Road, London, NW8 7HN



BALCONY



ONE ST JOHNS WOOD



VIEW



ENTRANCE LOBBY



BATHROOM



CINEMA



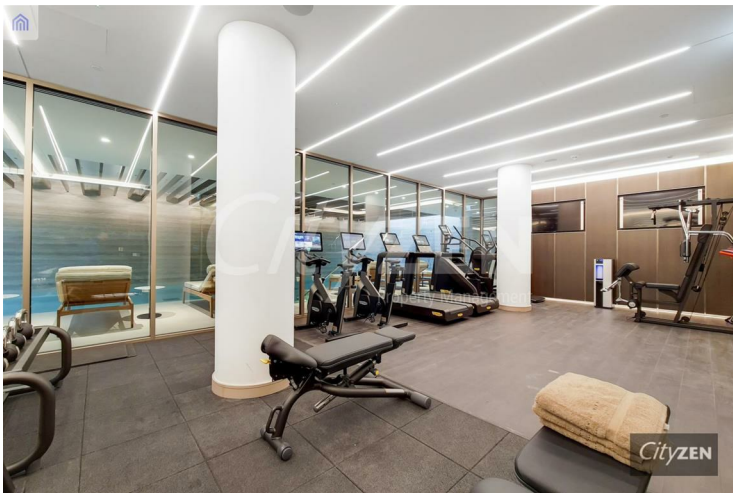
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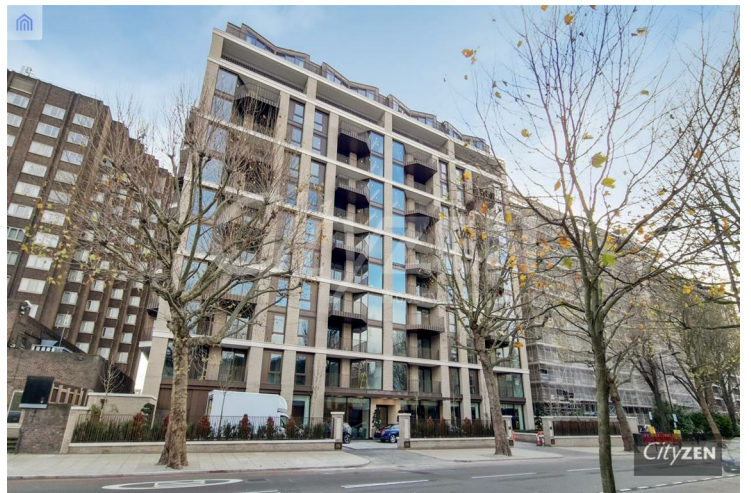
**ROOF GARDEN**



**CLUB HOUSE**



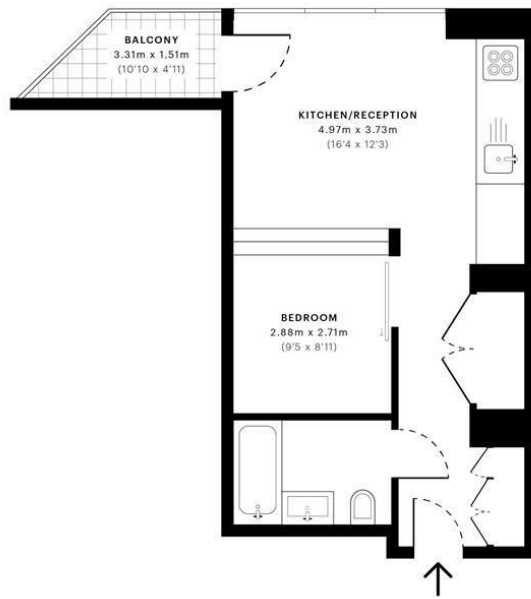
**GYM**



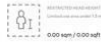
**ONE ST JOHNS WOOD**



**POOL**



— Second Floor



Specified floor plans are produced in accordance with:  
RICS Professional Standards for Property Measurement (RICS PS 12: 2018)  
RICS Professional Standards for Property Measurement (RICS PS 12: 2018)  
Due to rounding, numbers may not add up precisely.  
All measurements are taken to the internal face of walls and windows.  
See the maximum points of measurement marked in the plan.

Spec ID: 56370eaf96e0210d0c312a68

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## England &amp; Wales

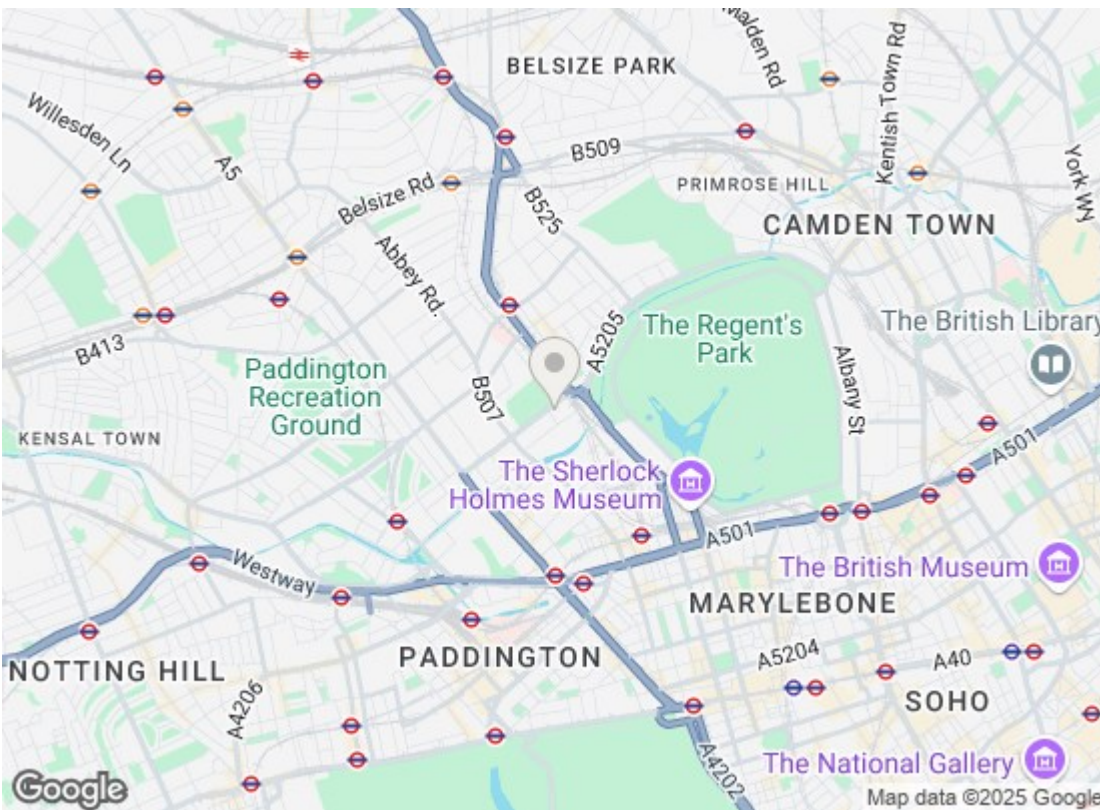
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

## England &amp; Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.