

**HARRIS**  
& COMPANY



ST. JOHNS WOOD ROAD, ST JOHNS WOOD, NW8  
GUIDE PRICE £875,000 LEASEHOLD

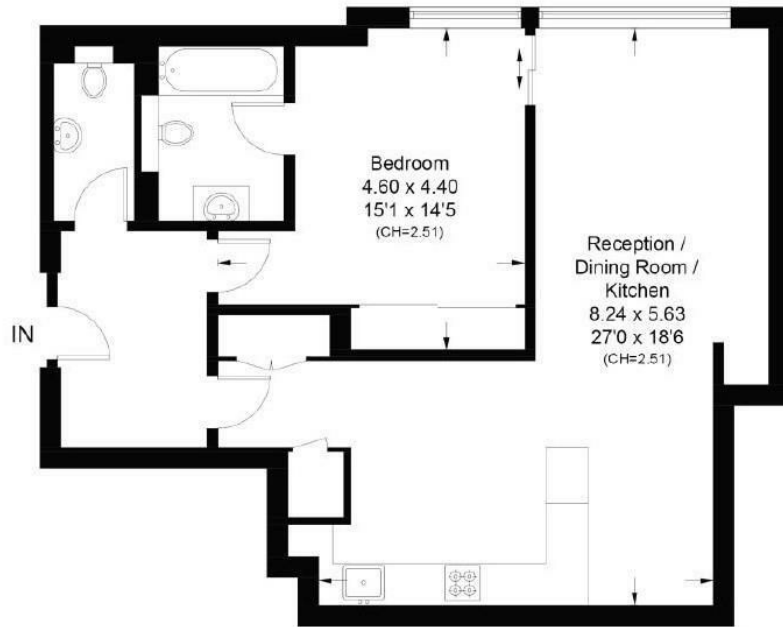
Situated in the sought after neighbourhood of St John's Wood and located directly opposite Lords Cricket Ground, is this beautifully presented 1 double bedroom second floor apartment set in this stunning modern development. Situated on the second floor, the property of 781 sq ft includes an open reception/ kitchen /diner, modern ensuite bathroom to the bedroom plus a separate cloakroom/ WC. The property also has the benefit of secured private allocated underground parking with automatic number plate recognition, luxurious 24 hour concierge, well maintained communal gardens and lift facilities. Option to install vehicle charging point at extra cost. Chain free. Sole Agent.

Location: Short distance walk to Maida Vale, Warwick Avenue (Bakerloo Line) and St John's Wood (Jubilee Line) tube stations. Excellent access into Central London via Edgware Road and Park Road. Recreational amenities of The Regent's Park and Hyde Park are both easily accessible with a variety of restaurants, cafes and boutiques nearby.



## Pavilion Apartments, NW8

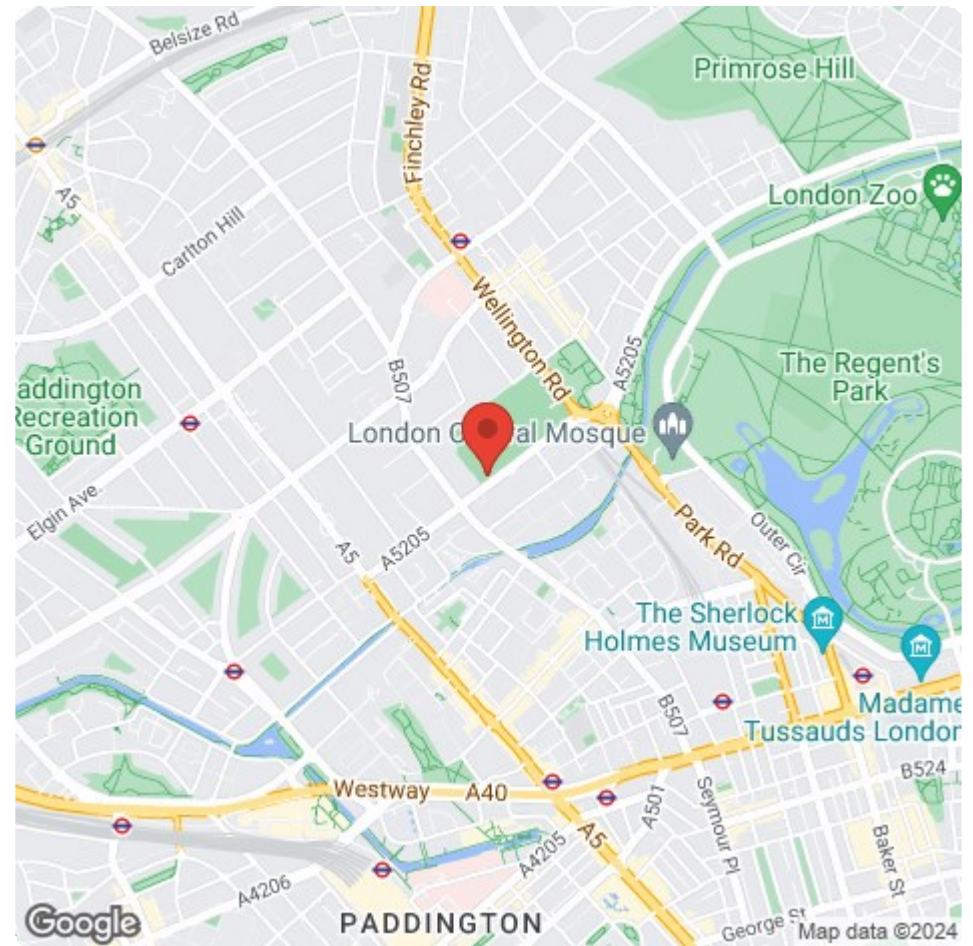
Approximate Area = 73.5 sq m / 791 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



### Second Floor

Approximate Area = 73.5 sq m / 791 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
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.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	