



Penthouse B, Lords View One  
St. John's Wood Road, London NW8 7HJ



# An exclusive, three-bedroom penthouse overlooking Lords Cricket Ground.

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This exceptional penthouse spans 2,184 sq ft across the 11th and 12th floors, with an additional 1,011 sq ft of private outdoor space.

The 11th floor hosts three spacious bedrooms, each with en-suite bathrooms and built-in wardrobes. Two of the bedrooms open onto a private terrace, offering incredible views of Lords Cricket Ground.

The 12th floor is home to a modern kitchen, complete with a large island, designed for privacy and function, while the expansive living and dining area opens out onto another terrace, perfect for entertaining.

A striking spiral staircase connects all three levels, including the stunning 13th-floor roof terrace, providing a seamless flow through this luxurious home.

Located within a newly refurbished building, this development boasts a 24-hour concierge, gated security, and two secure parking spaces per apartment, complete with EV charging stations

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- 3-bedrooms
  - 3-bathrooms
  - 1 reception room
  - Interior designed by Albion Nord
  - Two allocated car parking spaces & EV charging

*Asking Price: £7,750,000*











# Lords View One Penthouses

## *The Building*

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Lords View One is an exclusive boutique collection of four newly built duplex penthouse apartments at Lords View One, St. John's Wood. Designed without compromise, these luxury residences feature expansive roof gardens, offering panoramic views of the iconic London skyline, including direct sightlines to Lords Cricket Ground.



Key features include:

- Award-winning interiors by Albion Nord
- Bespoke hand-crafted joinery
- Designer kitchens with premium Gaggenau and Miele appliances
- Air conditioning and underfloor heating throughout
- Lutron smart lighting, full fibre broadband, and Priva home automation
- Private terracing offering 1,011 sq ft of outdoor space
- Ten-year structural defect warranty
- Service charge approx. £13,000 per annum (including reserve fund contribution)

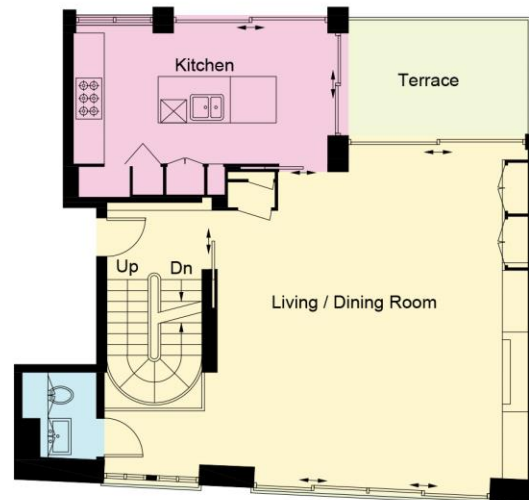
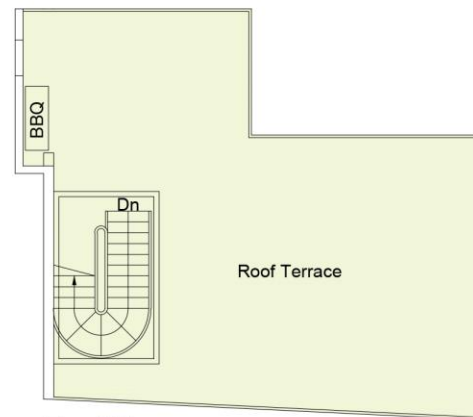




# Penthouse B, Lords View One, NW8

Approximate Gross Internal Area = 203 sq m / 2184 sq ft

Terrace Area = 94 sq m / 1011 sq ft



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. (ID1069732)

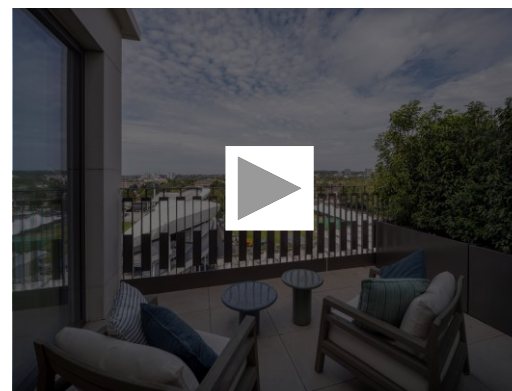


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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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