





KEY FEATURES

- Two balconies with views of Lord's
- Garage and secure gated parking
- Two lifts serving the building
- 24-hour concierge service
- Well-maintained communal areas

Positioned directly opposite the iconic Lord's Cricket Ground, this ninth-floor apartment in Lord's View One offers uninterrupted views across the pitch and the London skyline. With two private balconies and secure parking, the apartment provides a rare blend of elevated outlook, privacy and convenience in one of St John's Wood's most well-connected addresses.

The apartment features a spacious reception room leading to a balcony facing Lord's, a separate fully fitted kitchen, three bedrooms, and two bathrooms including a guest WC and a walk-in shower. A second balcony extends from the rear, providing additional open views across the city. Residents benefit from a 24-hour concierge service, two lifts, gated access and garage parking, all within a purpose-built development with well-maintained communal areas.

Lord's View One is ideally located opposite Lord's Cricket Ground and just 0.4 miles from St John's Wood Underground Station (Jubilee Line). Regent's Park, Baker Street and the independent boutiques and restaurants of St John's Wood High Street are all within easy reach.



3 BEDROOM



2 BATHROOM





ACCOMMODATION

Three bedrooms

Shower room and guest WC

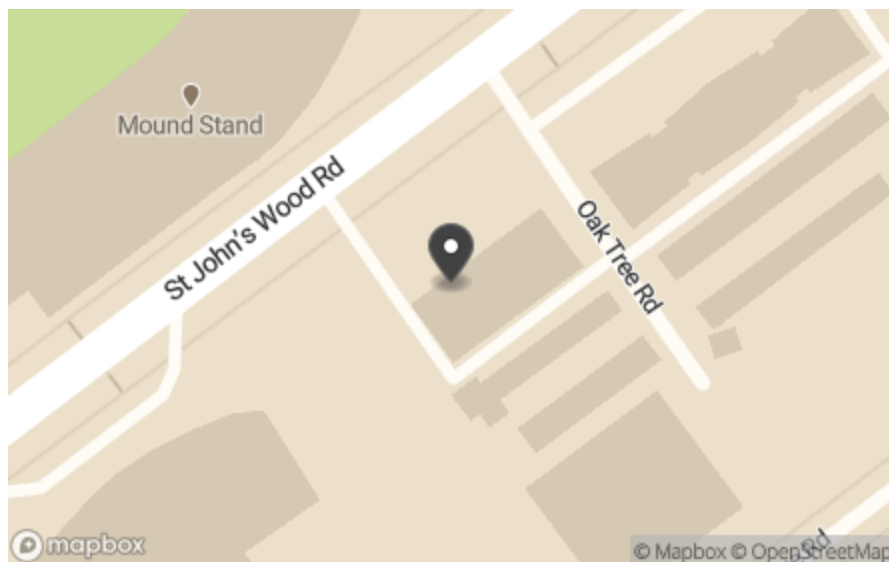
Spacious reception room with balcony

Separate fitted kitchen

LOCATION

Lord's View One is ideally located opposite Lord's Cricket Ground and just 0.4 miles from St John's Wood Underground Station (Jubilee Line).

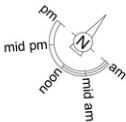
Regent's Park, Baker Street and the independent boutiques and restaurants of St John's Wood High Street are all within easy reach.





Lords View, St. Johns Wood Road, NW8

Approximate Area = 948 sq ft / 88.1 sq m
Including Limited Use Area (17 sq ft / 1.6 sq m)



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. (ID1225671)

TERMS

Price: £1,300,000
Tenure: Share of Freehold
Council Tax Band: G
Viewing: By appointment only



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

