





KEY FEATURES

- Private balcony
- Newly decorated
- New wood flooring
- Secure underground parking space
- Air conditioning throughout

A spacious three bedroom, two bathroom first floor apartment with a private balcony and a secure underground parking space, set within a new development beside Primrose Hill and positioned in the heart of St John's Wood.

Newly decorated throughout, the apartment features new wood flooring, air conditioning and an open plan reception room with a fully fitted kitchen with Miele appliances. The living space opens directly onto the private balcony. The principal bedroom includes an ensuite shower room, with two further bedrooms served by a family bathroom.

The property is next to Primrose Hill and approximately 0.1 miles from Regent's Park. Regent's Park Road is around 0.3 miles away and St John's Wood underground station is approximately 0.7 miles from the property (Jubilee line), offering quick access to Bond Street in two stops. St John's Wood is a village-like neighbourhood known for Lord's Cricket Ground and a lively high street with boutique shops and restaurants. It attracts families, professionals and long-term residents who value privacy, green space and strong local schooling.



3 BEDROOM



3 BATHROOM





ACCOMMODATION

Principal bedroom with ensuite shower room

Two further bedrooms

Family bathroom

Open plan reception room

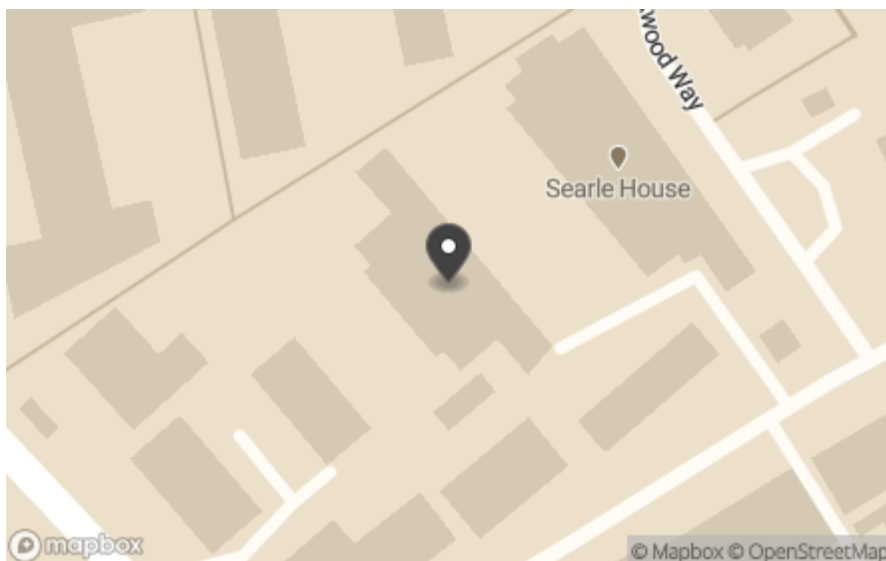
Fully fitted kitchen

Balcony

LOCATION

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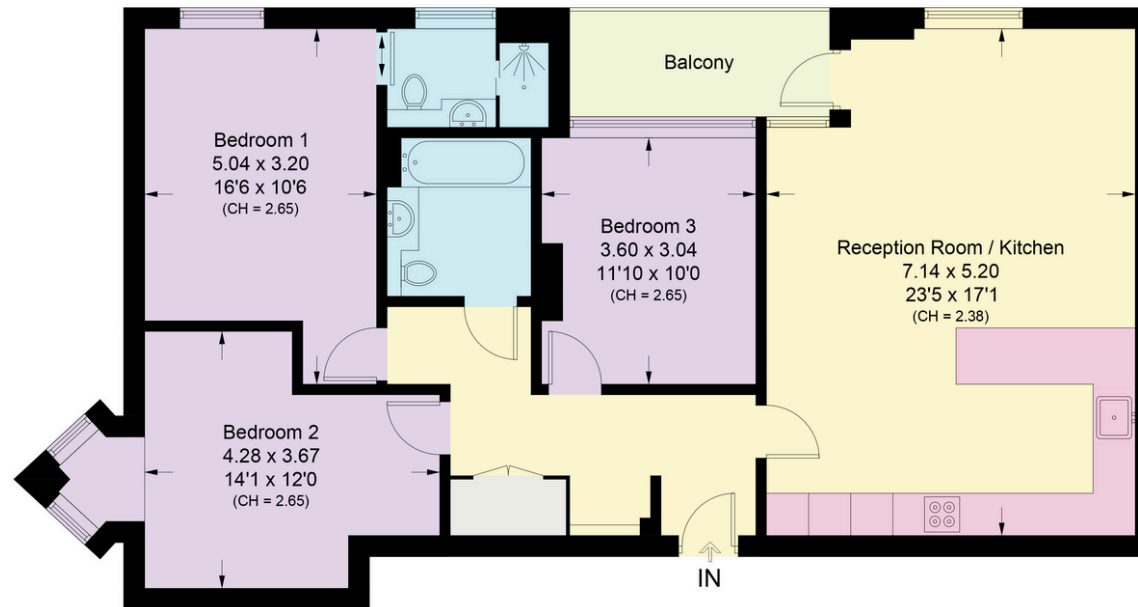




Flat 8, Benjamin House, Cecil Grove, NW8

Approximate Area = 97.5 sq m / 1049 sq ft

Balcony (External) = 5.5 sq m / 59 sq ft



First Floor

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.

TERMS

Price: £1,850,000

Tenure: Leasehold

Council Tax Band: F

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	78	78
(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	

