





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

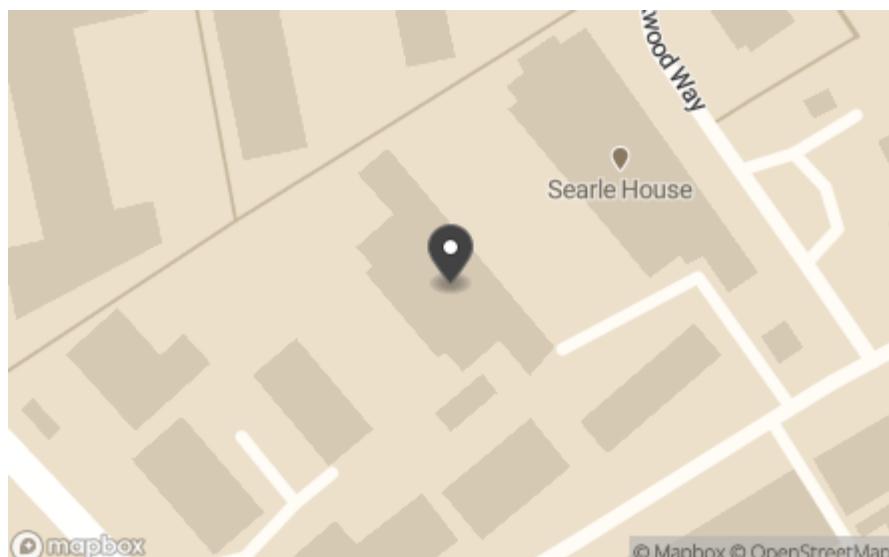
Fully fitted kitchen

Balcony

LOCATION

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.

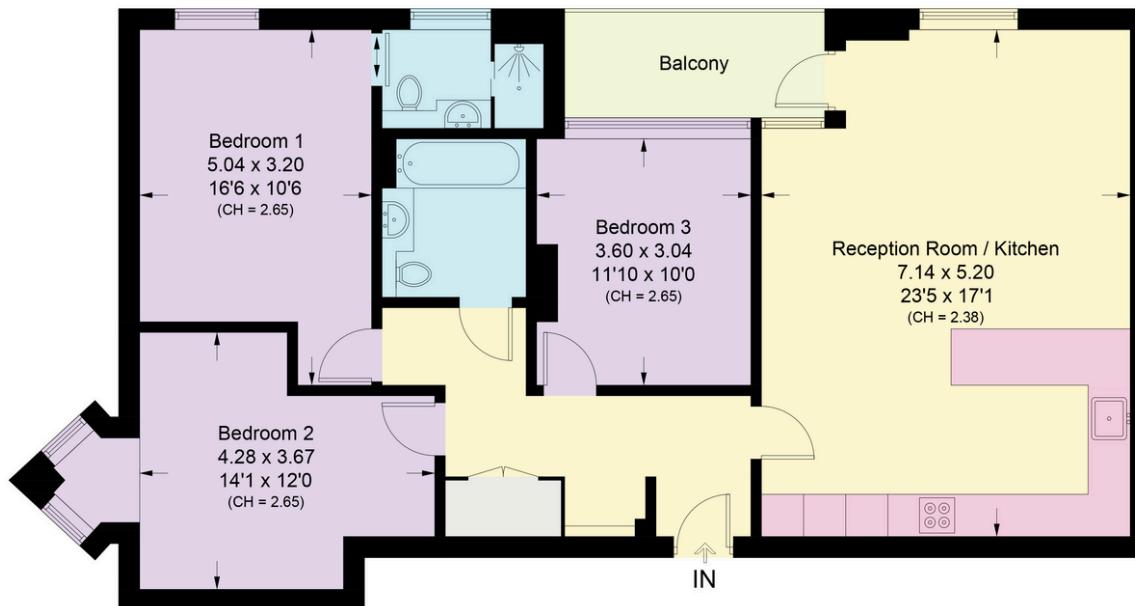
St John's Wood is a village-like neighbourhood known for Lord's Cricket Ground and a lively high street with boutique shops and restaurants. It attracts families, professionals and long-term residents who value privacy, green space and strong local schooling.





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

**BEAUCHAMP
ESTATES**

80 St Johns Wood High Street,
London, NW8 7SH
sjw@beauchampestates.com
020 7722 9793

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

