



# Pavilion Apartments

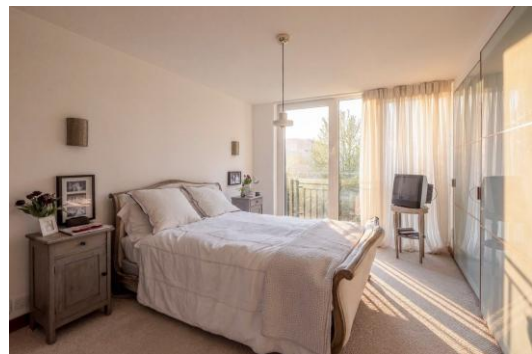
34 St. John's Wood Road, NW8

Asking Price £1,575,000

Joint Sole Agent. Situated on the 2<sup>nd</sup> floor of the highly regarded Pavilion Apartments, this impressive two-bedroom residence extends to approximately 1,156 sq. ft (107.39 sq. m) and offers spacious, well-designed accommodation throughout. The apartment features a generous reception and dining area filled with natural light, complemented by a separate fully fitted kitchen. Both double bedrooms benefit from en suite bathrooms, while a guest cloakroom provides additional convenience for visitors.

A standout feature is the substantial south-west facing private balcony, accessed directly from the reception room and enjoying attractive views across the beautifully landscaped communal gardens. Its orientation ensures excellent sunlight for much of the day, creating an ideal setting for outdoor relaxation and entertaining. Further benefits include air conditioning throughout and secure parking for one car. Residents enjoy the advantage of a 24-hour concierge service together with impeccably maintained communal grounds. Perfectly positioned opposite Lord's Cricket Ground, the development is conveniently located for the open spaces of Regent's Park, the boutiques and cafés of St John's Wood High Street, and St John's Wood Underground station (Jubilee Line), providing swift access to the West End and Canary Wharf.

**CHESTERTONS**



# Pavilion Apartments

34 St. John's Wood Road, NW8

- 2 Bedroom 2 Bathroom Apartment
- 1,156 sq. ft.
- 972 Year Leasehold
- Balcony
- Concierge
- Allocated Parking
- Opposite Lord's Cricket Ground



**Tenure:** Leasehold

**Service Charge:** £13,819pa (Includes £3,116pa into the sinking fund).

**Ground Rent:** £500pa

**Local Authority:**

**Council Tax Band:**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons St John's Wood Sales*

105 St. John's Wood Terrace

London

NW8 6PL

stjohnswood@chestertons.co.uk

020 3040 8611

chestertons.co.uk

Pavilion Apartments,  
St Johns Wood, NW8  
Approximate gross internal area  
1156 sq ft / 107.39 sq m

Key :  
CH - Ceiling Height



Second Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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