



## One St Johns Wood, 60 St. Johns Wood Road, London, NW8 7HN

**£885 Per Week**

A 3RD FLOOR ONE BEDROOM APARTMENT WITHIN REGAL LONDONS MOST EXCLUSIVE "ONE ST JOHNS WOOD" DEVELOPMENT IN THE HEART OF NW8

ONE ST JOHNS WOOD is unarguably a level above anything built in this location and residents enjoy facilities in the Regent Spa located in the basement such as the stunning 20 meter pool, 2 separate plunge pools, sauna, steam room and state of the art gym.

Other facilities include the Club lounge, private dining rooms, communal roof gardens with views over London, 24 hour concierge as well as a cinema

This one bed is very spacious and set over 570 square feet & comprises a lounge, fitted kitchen with "Miele" appliances, ample built in storage, double bedroom with built in wardrobes and a natural stone bathroom with bespoke furniture and aqua vision tv.

This apartment has its own S/E facing private balcony which can be accessed from both the living room and bedroom

FURNISHED TO A STANDARD AND IS AVAILABLE FROM 09.07.26

- AVAILABLE FROM 9TH JULY
- THE MOST SOUGHT AFTER BLOCK IN NW8
- CLUB LOUNGE, ROOF GDNS
- FURNISHED TO A HIGH STANDARD
- ST JOHNS WOOD ROAD, NW8
- GYM, SAUNA, STEAM ROOM
- 570 SQ FEET
- ONE BEDROOM APARTMENT
- LUX 20 METER POOL
- 3RD FLOOR

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ONE ST JOHNS WOOD



BEDROOM



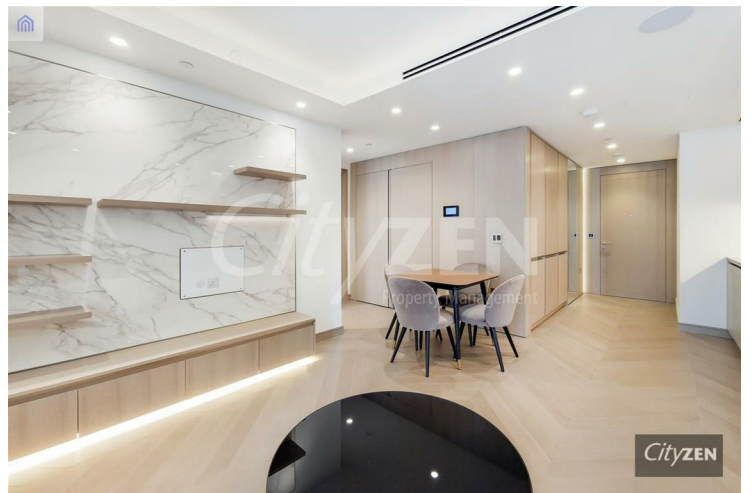
RECEPTION ROOM



KITCHEN



KITCHEN



RECEPTION ROOM

# One St Johns Wood, 60 St. Johns Wood Road, London, NW8 7HN



BEDROOM



ENTRANCE LOBBY



BATHROOM



CINEMA



BALCONY



ROOF TERRACE

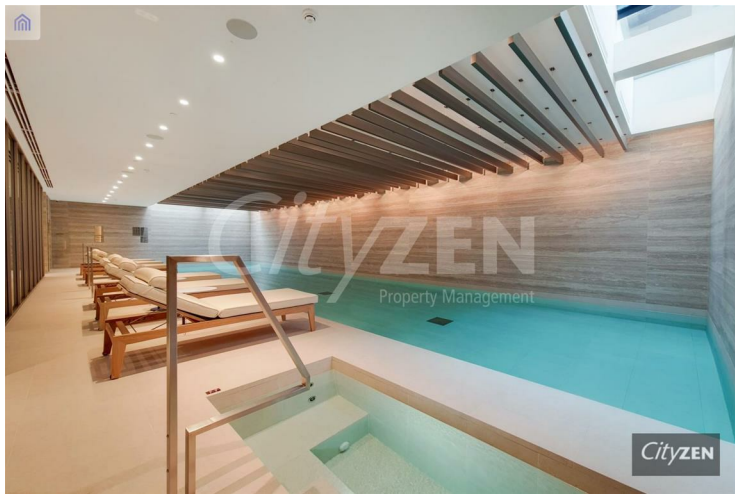
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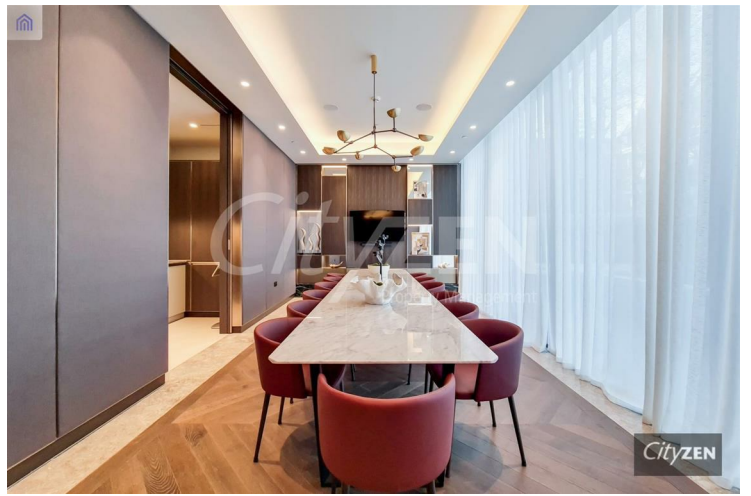
GYM



POOL



POOL



CLUB DINING ROOM



CLUB LOUNGE

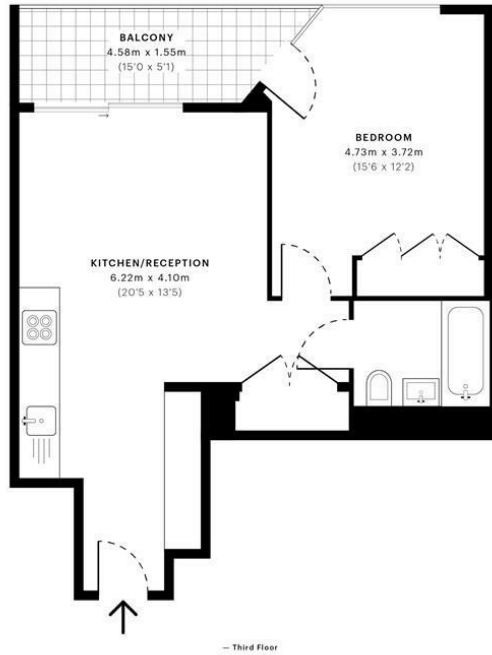


CINEMA

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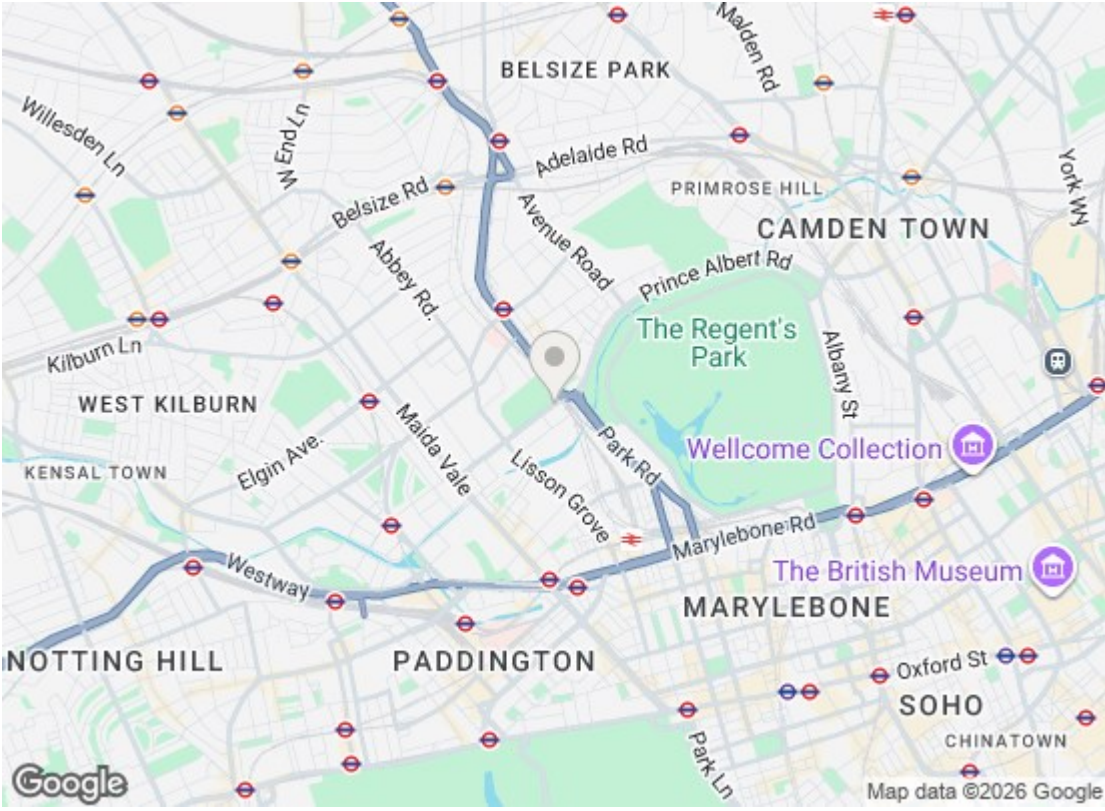


**ONE ST JOHNS WOOD**



Specified floor plans are produced in accordance with:  
 Royal Institution of Chartered Surveyors Property Measurement Standards.  
 Plans and galleries are illustrative only and excluded from all area calculations.  
 Due to rounding, numbers may not add up precisely.  
 All measurements shown are the individual room length and width  
 on the maximum points of measurement contained in the plan.

spec id: 563ca00291aaf800d5d3eecaaf



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.