

CHARMILL

RESIDENTIAL



St John's Wood Park, St John's Wood NW8

£2,625



St Johns Wood Park, St John's Wood NW8



Description

A stunning three double bedroom, three bathroom apartment located within a gated purpose built block in St John's Wood. The apartment which is on the ninth, tenth and eleventh floors, comprises a principal bedroom with en-suite bathroom, a further two double bedrooms, one with an en-suite, a family bathroom, fully fitted open plan kitchen/reception and dining room. This luxurious property further benefits from a conservatory, private roof terrace and a 24 hour porter. St John's Wood is one of the most sought after residential areas in London, situated next to Regent's Park which offers a peaceful village atmosphere but yet only minutes from London's West End. The flat is conveniently located for the transport facilities at St John's Wood and Swiss Cottage Underground stations (Jubilee line).

- Three bedrooms
- Three bathrooms
- Conservatory
- 24 hour porter
- Open plan kitchen/reception/dining room
- Separate guest cloakroom
- Roof terrace



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Floor Plan

NINTH FLOOR
 Bedroom 1 7.42 x 4.13 m. (24'4" x 13'7")
 Bedroom 2 4.73 x 3.48 m. (15'6" x 11'4")
 Bedroom 3 3.65 x 2.55 m. (12'0" x 8'4")

TENTH FLOOR
 Reception/Kitchen 11.02 x 7.96 m. (36'2" x 26'1")

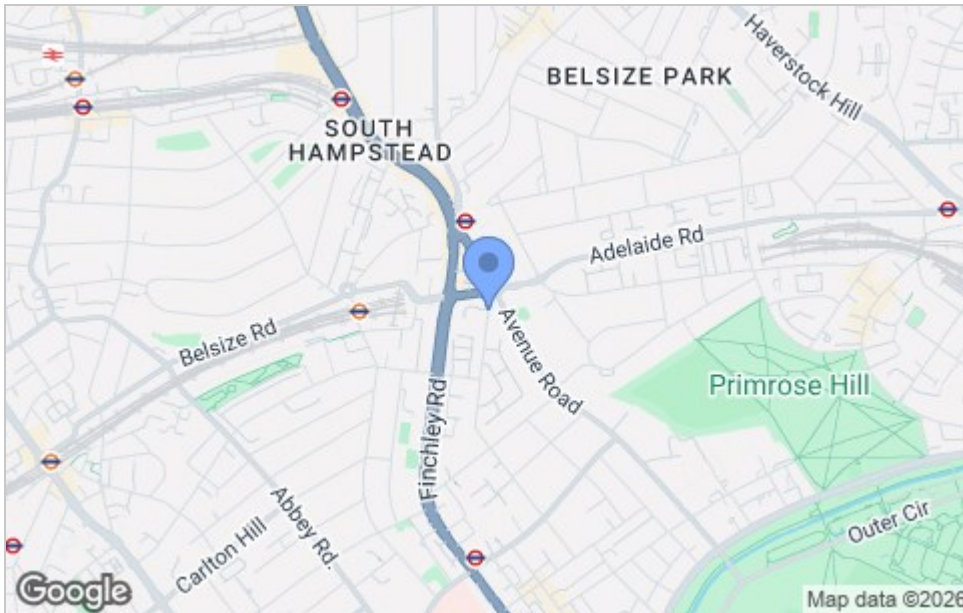
ELEVENTH FLOOR
 Conservatory 3.40 x 2.70 m. (11'2" x 8'10")
 Roof Terrace 5.41 x 6.78 m. (17'9" x 22'3")

Please note that the conservatory has been extended.

Original conservatory was 239 sq.ft (22.2sq.m) and the roof terrace was 446 sq.ft (41.4 sq.m)

The new conservatory is 395 sq.ft (36.7 sq.m.) leaving a roof terrace of 259 sq.ft (24.0 sq.m.)

Area Map



Viewing

Please contact our Lettings Team on 020 7046 6276 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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



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