







## KEY FEATURES

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

A spacious two bedroom, one bathroom apartment with a private terrace 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 terrace. Two bedrooms are served by a modern 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.



2 BEDROOM



1 BATHROOM











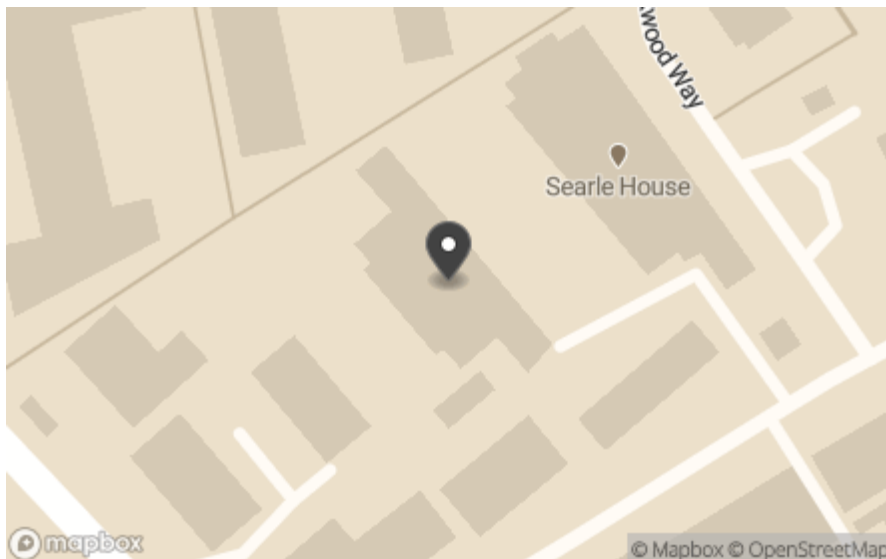
## ACCOMMODATION

Two bedrooms  
Family bathroom  
Open plan reception room  
Fully fitted kitchen  
Terrace

## 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.



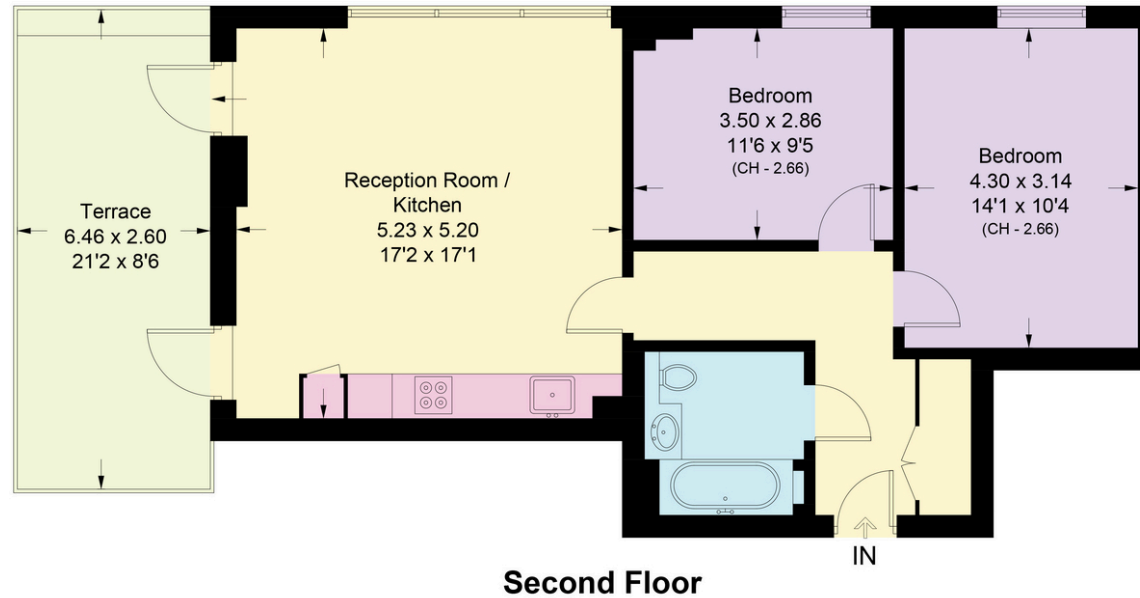






## Flat 15, Benjamin House, Cecil Grove, NW8

Approximate Area = 68.4 sq m / 736 sq ft  
Terrace (External) = 16.8 sq m / 181 sq ft



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.

**BEAUCHAMP  
ESTATES**

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

### TERMS

Price: £875 per week

Council Tax Band: F

Viewing: By appointment only

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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		
England, Scotland & Wales		

