

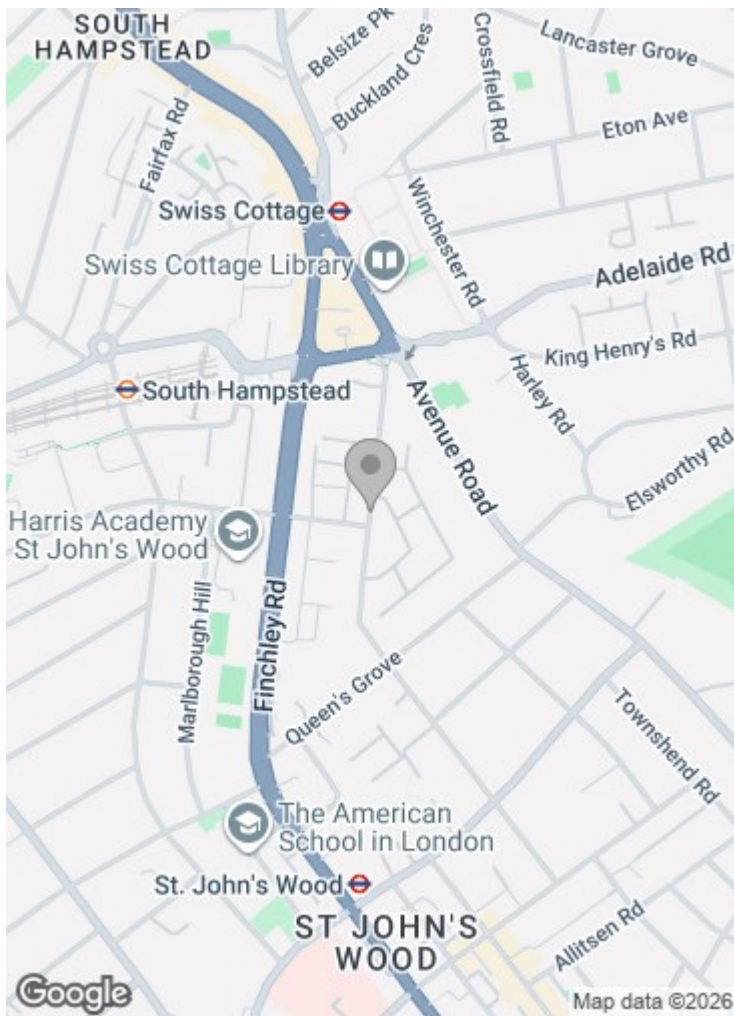


**St. Johns Wood Park
St John's Wood NW8 6NH**

£2,625 per week

A stunning three double bedroom, three bathroom penthouse 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).



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.)

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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