





## KEY FEATURES

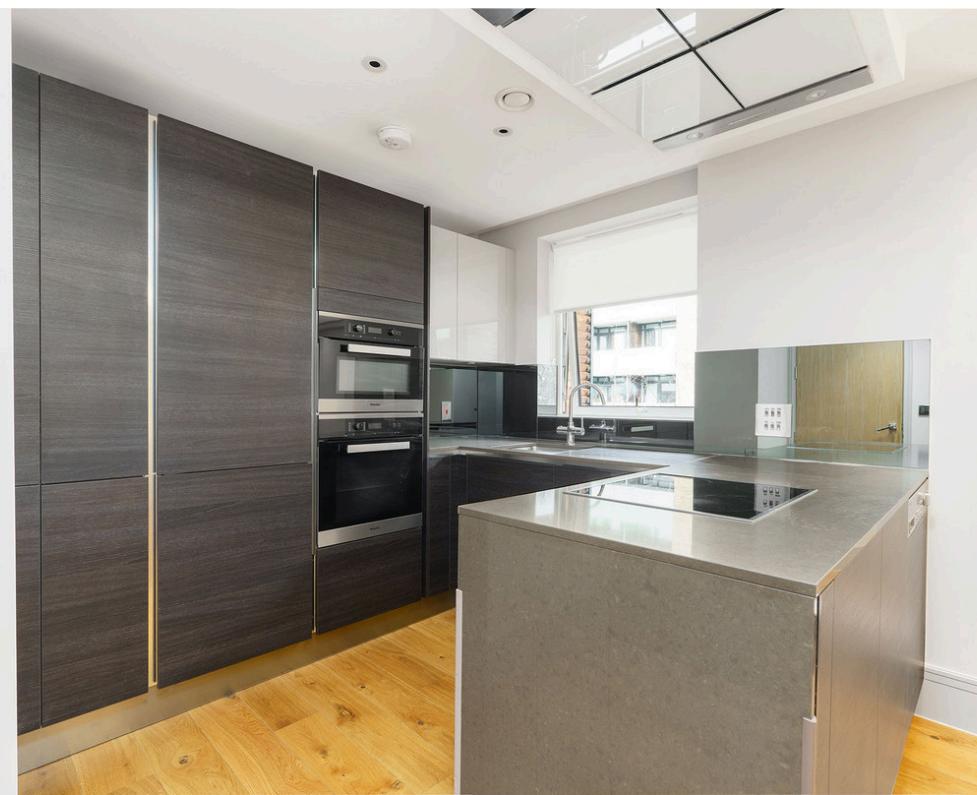
- Newly decorated
- New wood flooring
- Air conditioning throughout

A spacious one bedroom, one bathroom second floor apartment with a private balcony, 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 balcony.

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.



1 BEDROOM



1 BATHROOM





## ACCOMMODATION

Bedroom

Bathroom

Open plan reception room

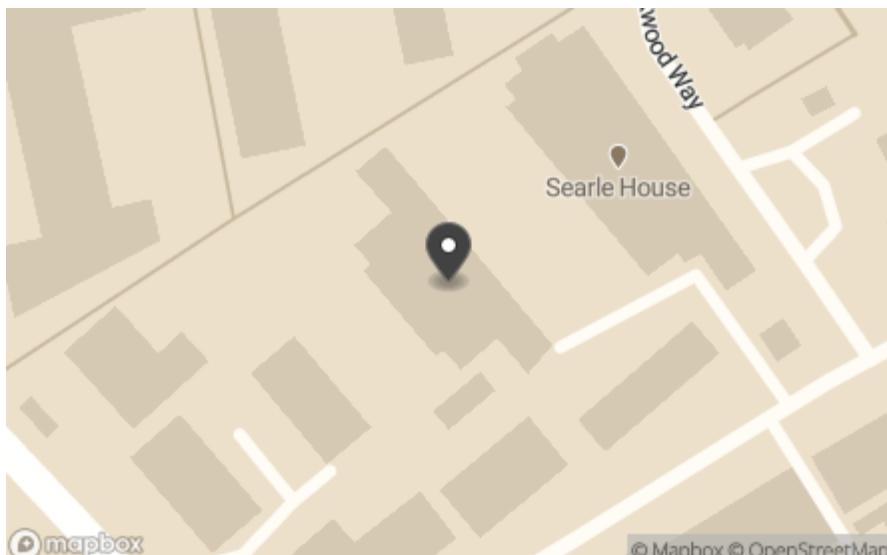
Fully fitted kitchen

Balcony

## 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.

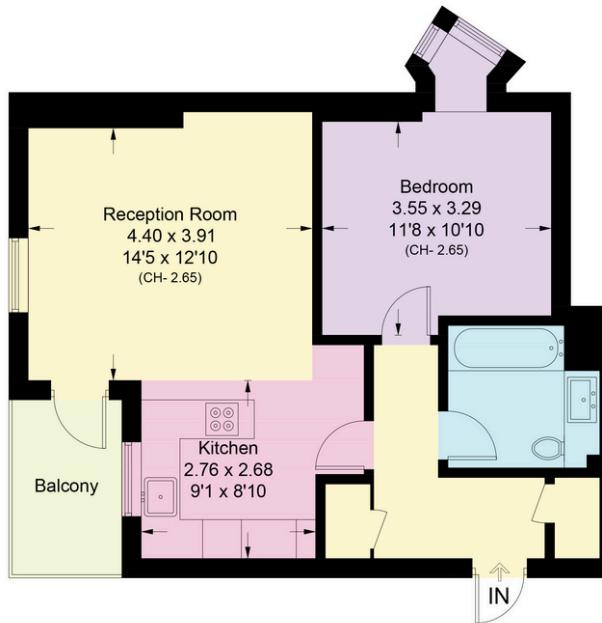
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## Flat 12, Benjamin House, NW8

Approximate Area = 54.2 sq m / 583 sq ft  
 Balcony = 4.6 sq m / 49 sq ft  
 Including Limited Use Area (0.2 sq m / 2 sq ft)



### Second Floor

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.

#### TERMS

Price: £725 per week

Council Tax Band: E

Viewing: By appointment only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(61-80)	B		
(41-60)	C	76	76
(31-50)	D		
(21-30)	E		
(11-20)	F		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

