



## St. Johns Wood Park | London | NW8

£2,625 Per Week |

 3  3  1  C

**ADN**  
RESIDENTIAL

A modern and outstanding three bedroom, three bathroom penthouse apartment situated on over the ninth, tenth and eleventh floors of a well presented purpose built block located 0.5m from St Johns Wood underground station (Jubilee Line). This fantastic property benefits from having a spacious private roof terrace accessed via a conservatory, air conditioning and double glazed windows throughout and comprises, spacious reception room, modern kitchen, principal bedroom with built in storage and en-suite family shower room, second bedroom with en-suite bathroom, third bedroom, separate WC and study. Additional benefits include, first come first serve parking and an on site 24 hour concierge.

Council Tax Band: Westminster – Band G

Security Deposit: £15,750

Holding Deposit: £5,250

Deposits shown are based on a Common Law Tenancy Agreement.

- Triplex Penthouse Apartment
- Three Bedrooms
- Private Terrace
- Parking
- High Specification
- Three Bathrooms
- Conservatory

Council Tax Band: G  
EPC: C







**NINTH FLOOR**  
 Bedroom 1 7.42 x 4.13 m. (24'4" x 13'7")  
 Bedroom 2 4.73 x 3.46 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 26'11")



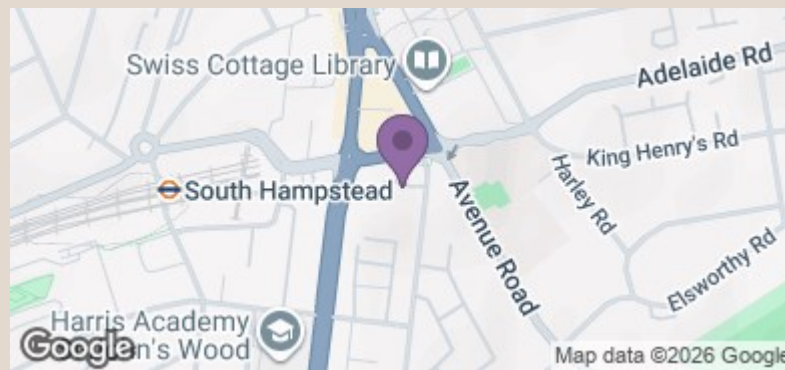
**ELEVENTH FLOOR**  
 Conservatory 3.40 x 2.70 m. (11'2" x 8'10")  
 Roof Terrace 5.41 x 6.78 m. (17'9" x 22'3")

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.)

penthouse 1102



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

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