





## KEY FEATURES

- Substantial four bedroom flat
- Adjacent to Primrose Hill
- 6 week completion available
- Share of freehold
- Requires refurbishment
- Close to tube links and amenities
- On the instructions of the Joint LPA Receivers

A ground floor four bedroom apartment forming part of a purpose-built, highly secure development benefitting from CCTV, a team of concierges and on-site porters for assistance.

The apartment is well configured being arranged as four large bedrooms (4 ensuite and two with additional dressing rooms), double reception room, kitchen/breakfast room, separate guest cloakroom, utility room and WC. The flat requires some cosmetic refurbishment works.

Externally there are communal landscaped gardens and off street parking with further guest parking available. Additionally there is direct access to Primrose Hill from the rear of the block.

St Stephens Close is located off Avenue Road and directly adjacent to Primrose Hill. Conveniently located 0.3 miles from Regent's Park, 0.5 miles from St John's Wood tube station (Jubilee Line) and St John's Wood High street with all the restaurants, shops and local amenities available.



4 BEDROOM



4 BATHROOM





## ACCOMMODATION

Living room/dining room

Kitchen

Two Principal bedroom with ensuite and dressing room

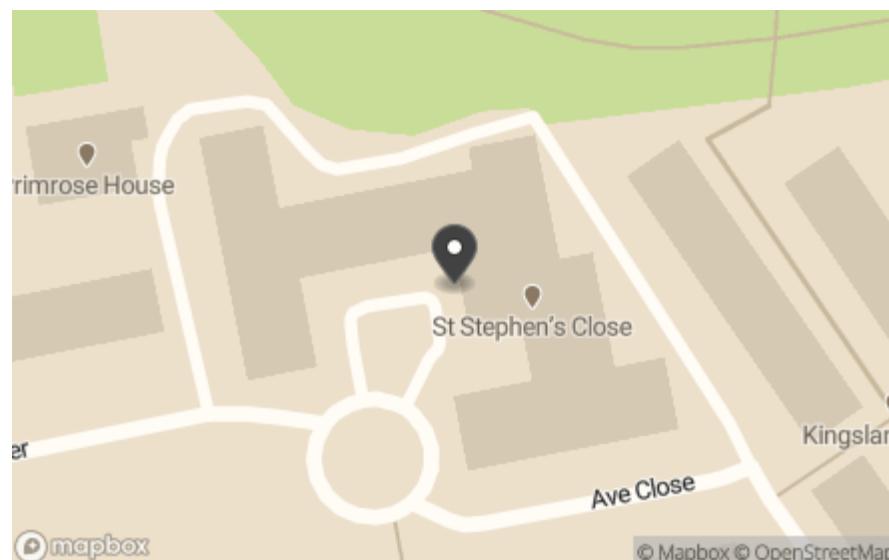
Two further ensuite bedrooms

Utility

WC

## LOCATION

St Stephens Close is located off Avenue Road and directly adjacent to Primrose Hill. Conveniently located 0.3 miles from Regent's Park, 0.5 miles from St John's Wood tube station (Jubilee Line) and St John's Wood High street with all the restaurants, shops and local amenities available.

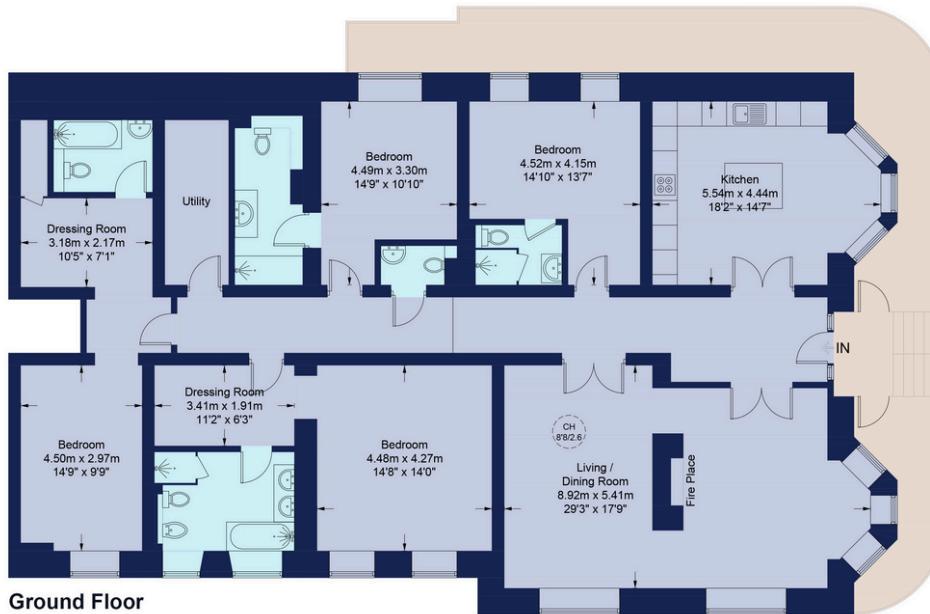






## Stephens Close, NW8

Approximate Gross Internal Area = 219.5 sq m / 2363 sq ft



Certified  
Property  
Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1002752)

**BEAUCHAMP**  
ESTATES

### TERMS

Price: Guide Price £1,850,000

Tenure: Share of Freehold

Council Tax Band: H

Viewing: By appointment only

**BEAUCHAMP**  
ESTATES

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		59
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

