



**BEAUCHAMP  
ESTATES**

Cecil Grove

ST JOHN'S WOOD





## One bedroom apartment with private balcony.



## Exterior

The apartment has a private balcony accessed from the main living space, set within a recently built development beside Primrose Hill. The position offers quick access to nearby open spaces, with Regent's Park close by.

## Highlights

- Newly decorated
- New wood flooring
- Air conditioning throughout





## Interiors

Newly decorated throughout, the apartment has new wood flooring and air conditioning. The open plan reception room incorporates a fully fitted kitchen with integrated Miele appliances, with glazing and doors opening directly onto the balcony for indoor-outdoor flow.

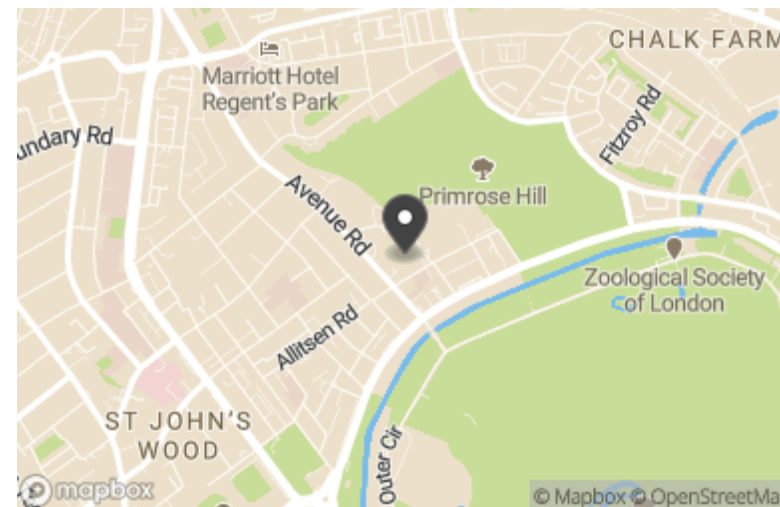


## Features

- Air Conditioning
- Balcony
- Comfort Cooling
- Lift

## Location

Primrose Hill is on the doorstep and Regent's Park is approximately 0.1 miles away. Regent's Park Road is around 0.3 miles away for local shops and cafés, while St John's Wood Underground Station (Jubilee line) is approximately 0.7 miles away, with Bond Street reachable in two stops.



# Terms

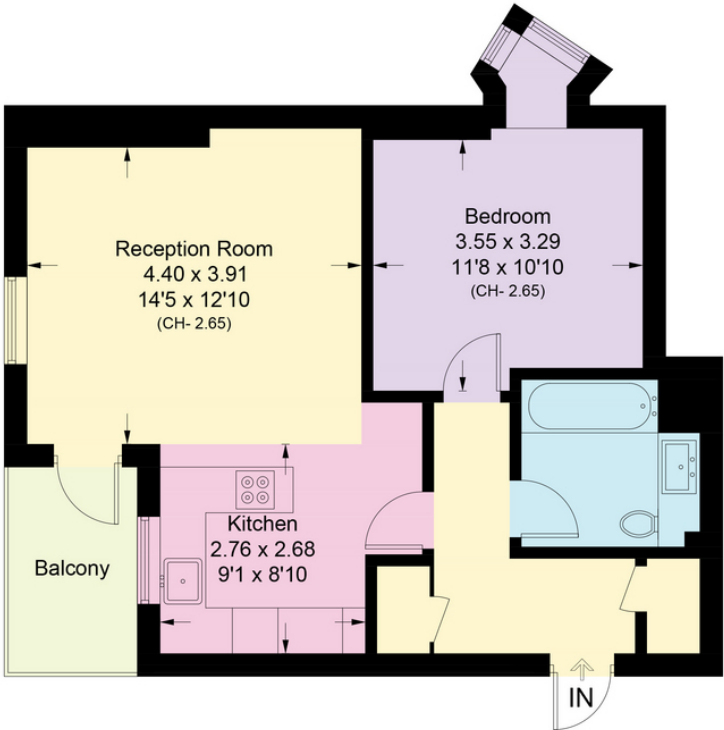
Price: £800,000 per week  
Tenure: Leasehold  
Local Authority: Camden  
Council Tax: E

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---------------------------------------------|-----------|------------------------------------------------|-----------|
| Current                                     | Potential | Current                                        | Potential |
| Very energy efficient - lower running costs |           |                                                |           |
| (82+)                                       | A         | (82+)                                          | A         |
| (61-81)                                     | B         | (61-81)                                        | B         |
| (39-60)                                     | C         | (39-60)                                        | C         |
| (15-40)                                     | D         | (15-40)                                        | D         |
| (9-14)                                      | E         | (9-14)                                         | E         |
| (1-8)                                       | F         | (1-8)                                          | F         |
| (0-4)                                       | G         | (0-4)                                          | G         |
| Not energy efficient - higher running costs |           |                                                |           |
| England, Scotland & Wales                   |           | England, Scotland & Wales                      |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                        |           |

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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.



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