



— TO LET · ST JOHN'S WOOD

WALSINGHAM

ST JOHN'S WOOD PARK · LONDON NW8

£8,497 PER CALENDAR MONTH

KRIEGER & CO
SALES · LETTINGS · MANAGEMENT

1,364 SQ FT · 3 BEDROOMS · 2 BATHROOMS · 24-HOUR PORTER

THE APARTMENT

A FIRST-FLOOR APARTMENT WITH A 24-HOUR PORTER

A beautifully refurbished three bedroom, two bathroom apartment of 1,364 sq ft, set on the first floor of Walsingham, a 24-hour portered building with lift on St John's Wood Park. Arranged around an exceptional open-plan living space of almost thirty-four feet, the apartment pairs generous, well-balanced proportions with a calm, contemporary finish and air conditioning throughout. It also opens onto its own private balcony overlooking the leafy communal gardens.

1,364
SQ FT

1ST
FLOOR

34 FT
LIVING SPACE

CAMDEN · PORTERED · AVAILABLE NOW





KITCHEN, RECEPTION & DINING

ALMOST THIRTY-FOUR FEET, KITCHEN TO BALCONY

Stepping inside, a long entrance hall with generous built-in storage leads through glazed double doors into the heart of the home. This is a superb kitchen, reception and dining room of almost thirty-four feet by twenty, with warm wood flooring, recessed lighting and a wall of glazing onto the balcony. The kitchen has a run of cream units, polished black worktops and integrated appliances including a full-height fridge freezer, oven, electric hob, dishwasher and washer dryer. The dining area sits beside a further window framing the trees outside. The whole space works equally well for relaxed evenings at home and for entertaining friends.





THE BEDROOMS

DUAL ASPECT, WITH ITS OWN EN-SUITE

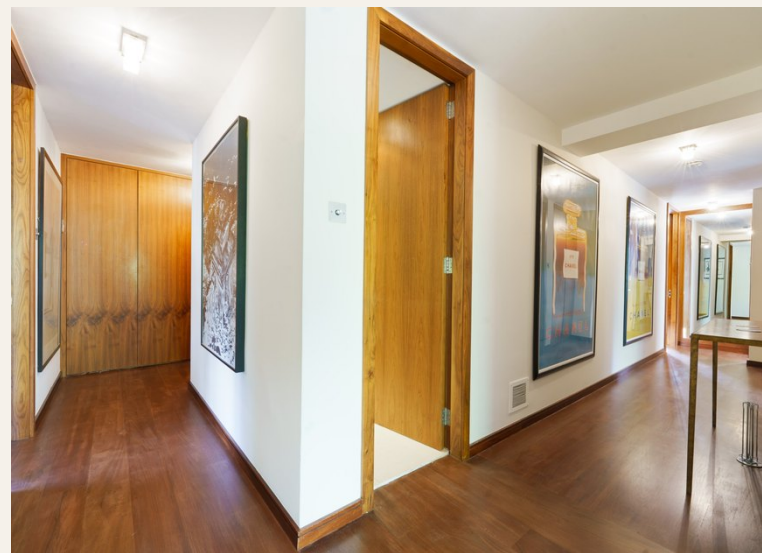
The principal bedroom extends to over seventeen feet, with a dual aspect, a full wall of fitted wardrobes and its own en-suite bathroom with both a bath and a separate shower. The second bedroom is a well-proportioned double with built-in storage. The third has a full wall of fitted shelving and suits a child's room, guest room or home office equally well. A recently refurbished shower room, finished with pale tiling, wood panelling and chrome fittings, serves the rest of the apartment.

A FULL WALL OF WARDROBES AND TWO BATHROOMS



FITTED WARDROBES · EN-SUITE WITH BATH AND SEPARATE SHOWER · REFURBISHED SHOWER ROOM

TWO FURTHER BEDROOMS, BOTH WITH STORAGE



SECOND DOUBLE BEDROOM · THIRD BEDROOM WITH FITTED SHELIVING · ENTRANCE HALL



— THE BALCONY & BUILDING —

A GREEN OUTLOOK, PORTER AND GARAGE

Opening from the reception room through sliding glazed doors, the private balcony enjoys a green outlook over the communal gardens and the mature trees beyond. It is an easy spot for morning coffee or a glass of wine on a summer evening. There is excellent storage throughout, and heating and hot water are included in the rent. The building is professionally managed, with a 24-hour porter and lift, and parking and a garage are both included.

Refurbished throughout and available now, furnished or unfurnished, this is an ideal home for families and professionals looking for space and light at a superb St John's Wood address.

THE SETTING

ST JOHN'S WOOD PARK, LONDON NW8

Walsingham is set on St John's Wood Park, a leafy residential road in one of north-west London's most sought-after neighbourhoods, within the London Borough of Camden.

St John's Wood Underground station (Jubilee line) is a short walk away, and Swiss Cottage (Jubilee line) is also close by. Both offer direct services to Bond Street, Westminster, London Bridge and Canary Wharf. The boutique shops, cafés and restaurants of St John's Wood High Street are close at hand, and the open spaces of Regent's Park and Primrose Hill are within easy reach. The area is also well served by a number of well-regarded schools.

CLOSE AT HAND

ST JOHN'S WOOD

Jubilee line, a short walk

SWISS COTTAGE

Jubilee line, close by

SHOPS & CAFÉS

St John's Wood High Street

GREEN SPACE

Regent's Park · Primrose Hill

LOCAL AUTHORITY

London Borough of Camden

WALSINGHAM

ST JOHN'S WOOD PARK · LONDON NW8

1,364 SQ FT

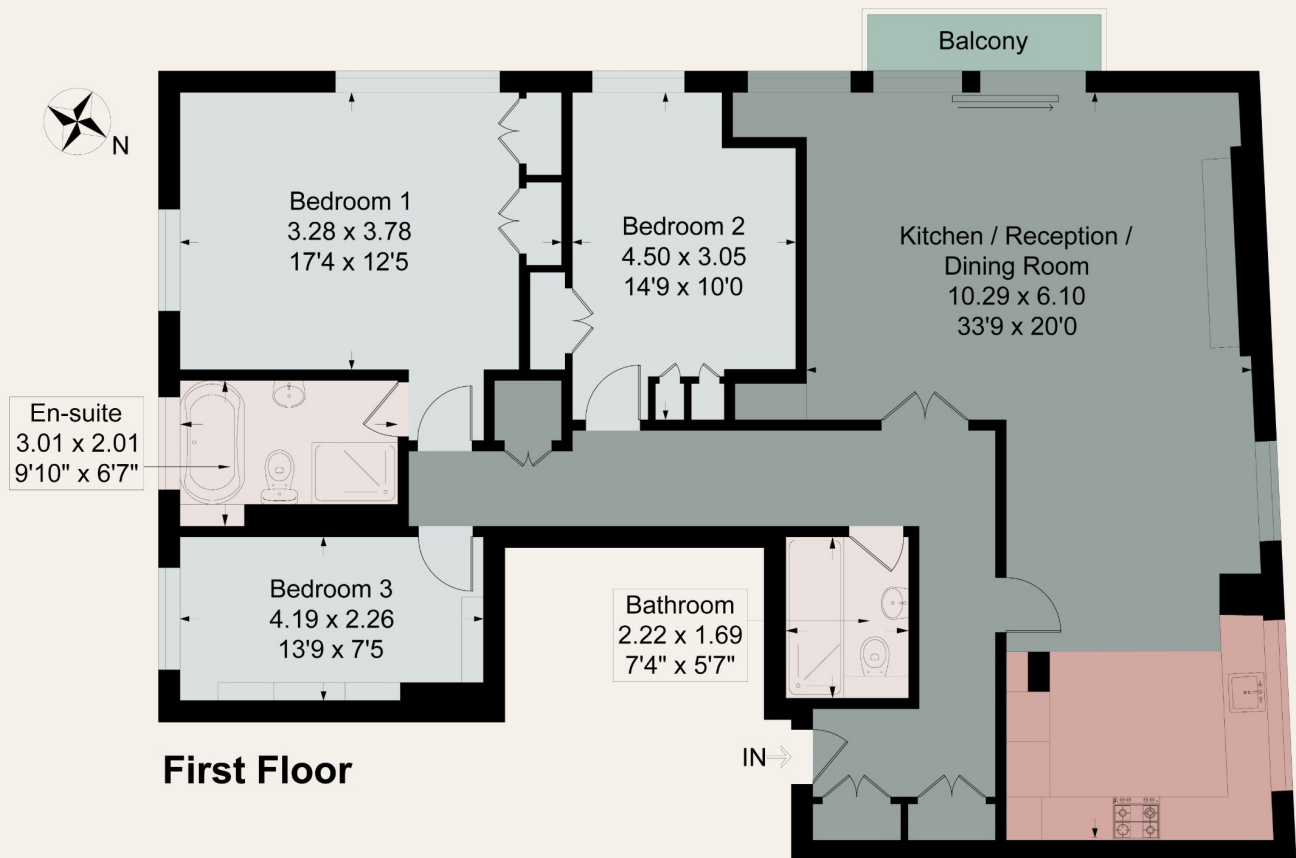
APPROXIMATE

127 SQ M

METRIC

FIRST

FLOOR



33' 9 x 20' 0

KITCHEN / RECEPTION / DINING

17' 4 x 12' 5

PRINCIPAL BEDROOM

14' 9 x 10' 0

BEDROOM TWO

This plan is not to scale and is provided as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information, nor when making property valuations or design considerations. Measurements are taken at the widest point.

ACCOMMODATION & TERMS

ENTRANCE HALL

Long entrance hall
Generous built-in storage
Glazed double doors to the reception

KITCHEN / RECEPTION / DINING ROOM

33' 9 x 20' 0
Wall of glazing onto the balcony
Wood flooring and recessed lighting
Cream units, polished black worktops
Integrated fridge freezer, oven, electric hob, dishwasher and washer dryer

OUTSIDE

Private balcony off the reception
Communal gardens

PRINCIPAL BEDROOM

17' 4 x 12' 5
Dual aspect, full wall of fitted wardrobes
En-suite bathroom with bath and separate shower

BEDROOM TWO

14' 9 x 10' 0
Double with built-in storage

BEDROOM THREE

13' 9 x 7' 5
Full wall of fitted shelving

SHOWER ROOM

7' 4 x 5' 7
Recently refurbished

BUILDING

24-hour porter and lift
Professionally managed
Parking and garage included

GENERAL

Refurbished throughout
Air conditioning throughout

TENANCY & TERMS

Rent £8,497 per calendar month
Available now
Furnished or unfurnished
Heating and hot water included in the rent
Camden · Council Tax Band G · EPC C (72)
1,364 sq ft / 127 sq m approximate

1,364

SQ FT

1ST

FLOOR

3

BEDROOMS

2

BATHROOMS

24 HR

PORTER

£8,497

PER MONTH

VIEWING STRICTLY BY APPOINTMENT

KRIEGER AND COMPANY LIMITED · 4TH FLOOR, SILVERSTREAM HOUSE, 45 FITZROY STREET, FITZROVIA, LONDON W1T 6EB

T 020 3826 5826 · E info@kriegerandco.co.uk · W www.kriegerandco.co.uk