







## KEY FEATURES

- Private terrace
- Newly decorated
- New wood flooring
- Secure underground parking space
- Air conditioning throughout

A spacious two bedroom, one bathroom apartment with a private terrace and a secure underground parking space, 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 terrace. Two bedrooms are served by a modern family bathroom.

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.



2 BEDROOM



1 BATHROOM











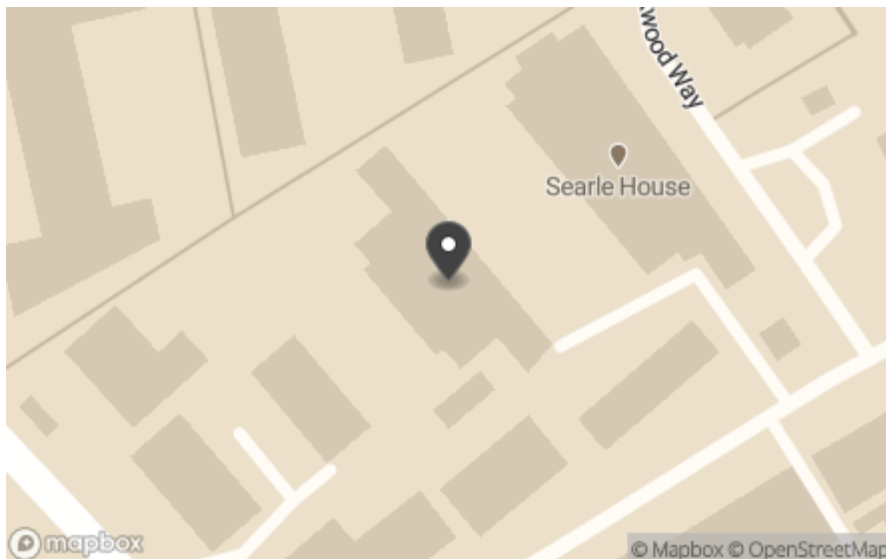
## ACCOMMODATION

Two bedrooms  
Family bathroom  
Open plan reception room  
Fully fitted kitchen  
Terrace

## 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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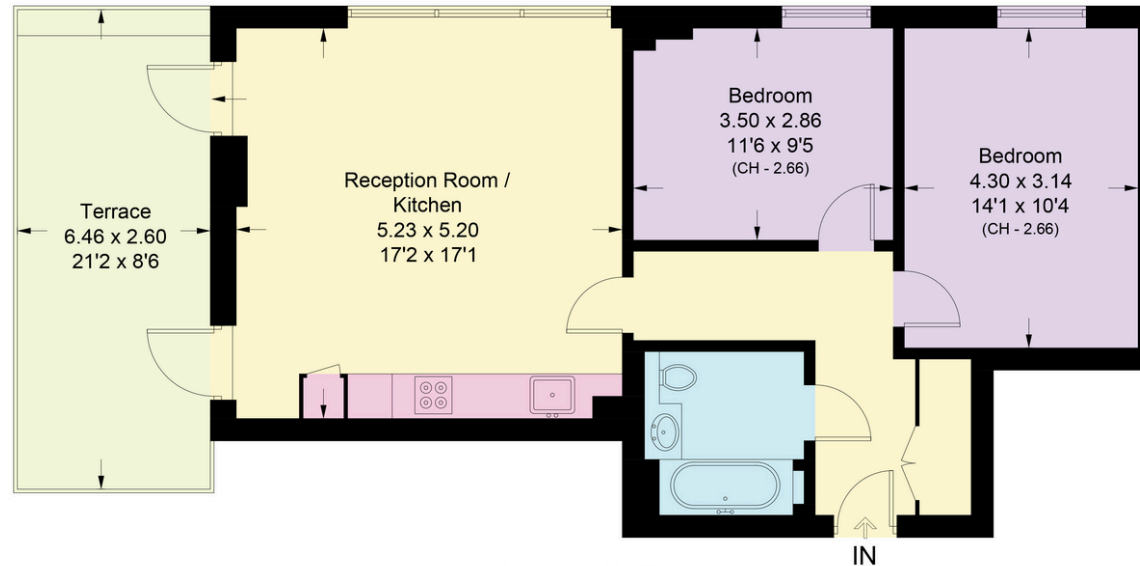






## Flat 15, Benjamin House, Cecil Grove, NW8

Approximate Area = 68.4 sq m / 736 sq ft  
Terrace (External) = 16.8 sq m / 181 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: £1,275,000

Tenure: Leasehold

Council Tax Band: F

Viewing: By appointment only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

