



**BEAUCHAMP  
ESTATES**

# Cecil Grove

ST JOHN'S WOOD





Two bedroom apartment with terrace and underground parking.



## Exterior

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.

## Highlights

- Newly decorated
- New wood flooring





## Interiors

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.

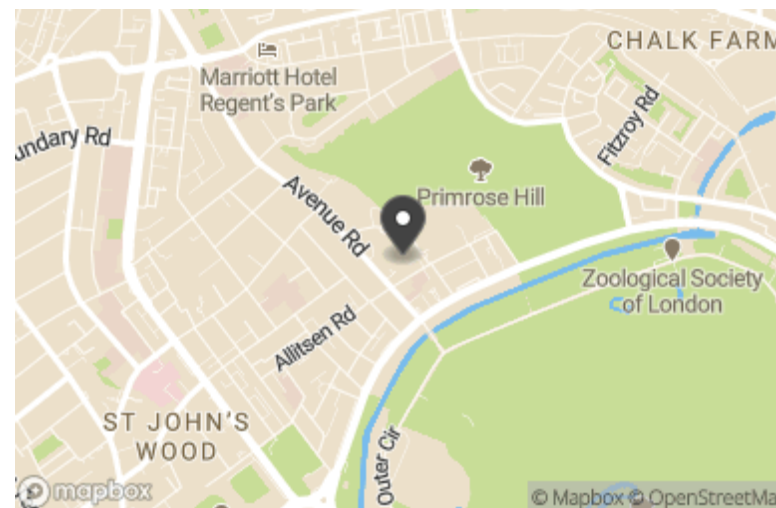


## Features

- Air Conditioning
- Private Terrace
- Underground Parking

## 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. 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.



# Terms

Price: £875 per week

Tenure: Leasehold

Local Authority: Camden

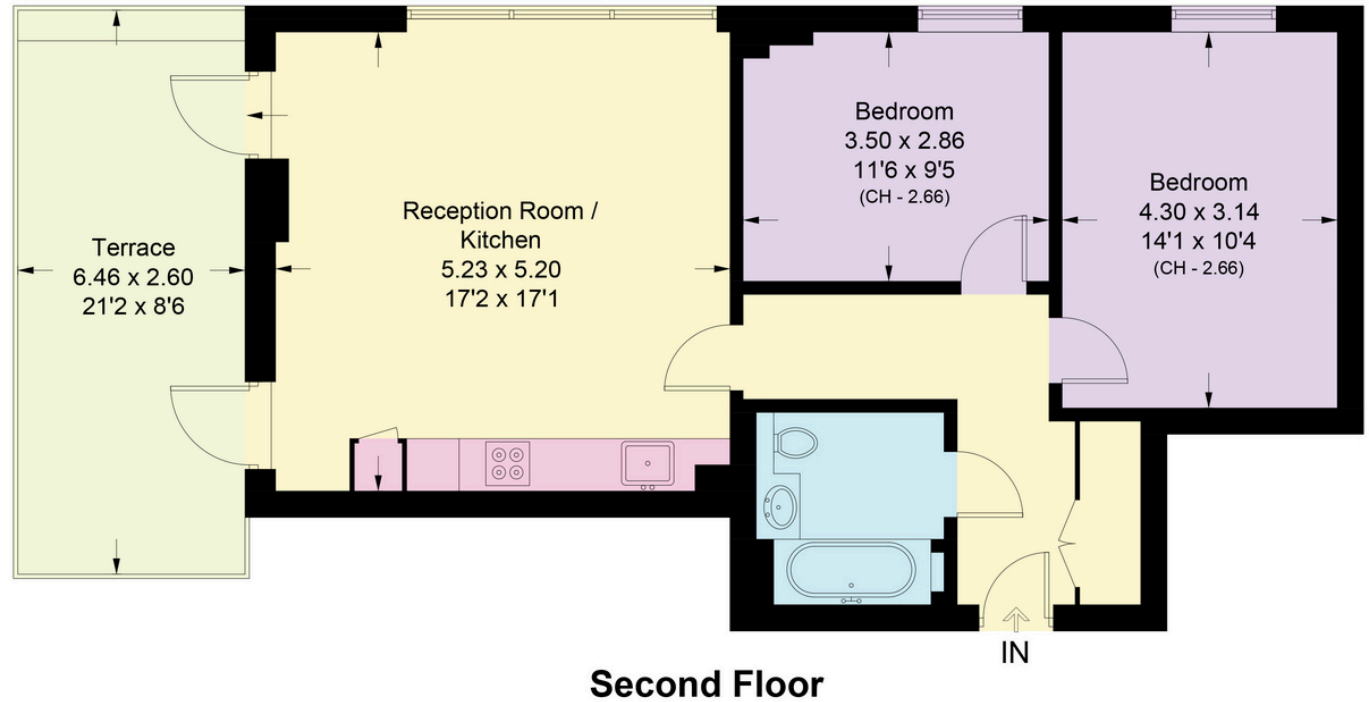
Council Tax: F

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92+) <b>A</b></p>		<p>(92+) <b>A</b></p>	
<p>(81-91) <b>B</b></p>		<p>(81-91) <b>B</b></p>	
<p>(69-80) <b>C</b></p>		<p>(69-80) <b>C</b></p>	
<p>(55-68) <b>D</b></p>		<p>(55-68) <b>D</b></p>	
<p>(39-54) <b>E</b></p>		<p>(39-54) <b>E</b></p>	
<p>(21-38) <b>F</b></p>		<p>(21-38) <b>F</b></p>	
<p>(1-20) <b>G</b></p>		<p>(1-20) <b>G</b></p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
77	77	78	78
<p>England, Scotland &amp; Wales</p>		<p>England, Scotland &amp; Wales</p>	

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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



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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