



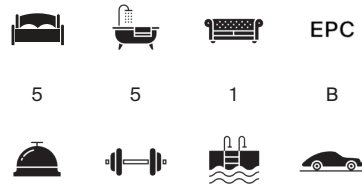
ST EDMUNDS TERRACE

London, NW8



ST EDMUNDS TERRACE

A spectacular duplex penthouse, that combines an exceptional blend of elegance, space, and cutting-edge technology in a highly coveted location with views over Regent's Park and Primrose Hill.



Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Leasehold with 988 years remaining

Service Charge: £78,498 per annum

Guide Price: £12,850,000





The bright and airy interiors feature floor-to-ceiling windows throughout, filling the home with natural light and framing breathtaking views over Regent's Park and Primrose Hill. Air conditioning and smart home automation provide modern comfort and convenience at your fingertips.

The impressive accommodation includes a welcoming entrance hall, an expansive double reception room perfect for entertaining, and a sleek open-plan kitchen equipped with premium appliances. Step outside to the wrap-around terrace, an exceptional outdoor space ideal for relaxation and alfresco dining, with stunning views of the surrounding green spaces.







Descending to the fourth floor, you will discover the sleeping quarters. The principal suite offers a generous dressing room and a sleek en suite bathroom, complete with a double vanity and a freestanding bath. There are also four more bedrooms, each with their own en suite and clever built-in storage.

Additional living spaces include a dedicated study, a utility room, and a guest cloakroom.

Residents benefit from underground parking, 24-hour concierge and security services, and exclusive access to premium spa and leisure facilities, including a 20-meter swimming pool, steam room, and a state-of-the-art gym.



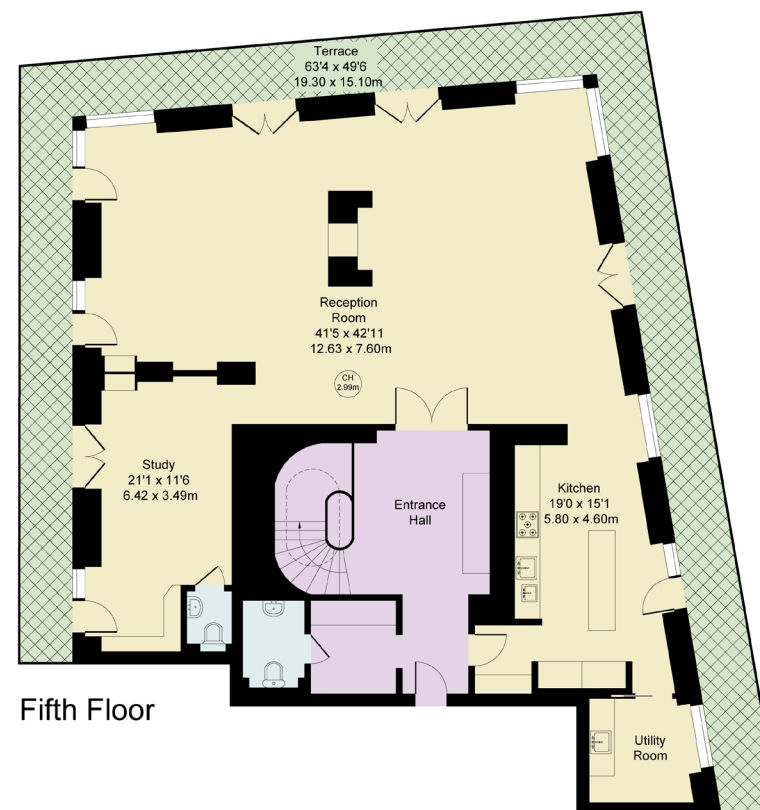
Please note we have been unable to confirm the ground rent and review periods. You should ensure you make your own enquiries. We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



Key :
CH - Ceiling Height



Fourth Floor



Fifth Floor



Approximate Gross Internal Area = 404.58 sq m / 4355 sq ft

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. (ID767266)



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