



## **One St Johns Wood, 60 St. Johns Wood Road, London, NW8 7HN**

**£870 Per Week**

A 3RD FLOOR 1 BEDROOM APARTMENT FOR RENT WITHIN REGAL LONDONS MOST EXCLUSIVE "ONE ST JOHNS WOOD" DEVELOPMENT IN THE HEART OF NW8.

ONE ST JOHNS WOOD is unarguably a level above anything built in this location and residents enjoy facilities in the Regent Spa located in the basement such as the stunning 20 meter pool, 2 separate plunge pools, sauna, steam room and state of the art gym.

Other facilities include the Club lounge, private dining rooms, communal roof gardens with views over London, 24 hour concierge as well as a cinema

This one bed is very spacious and comprises a lounge, fitted kitchen with "Miele" appliances, ample built in storage, double bedroom with built in wardrobes and a natural stone bathroom with bespoke furniture and aqua vision tv.

This apartment has its own S/E facing private balcony which can be accessed from both the living room and bedroom

- ONE ST JOHNS WOOD NW8
- THE MOST SOUGHT AFTER BLOCK IN NW8
- CLUB LOUNGE, ROOF GDNS
- FURNISHED TO A HIGH STANDARD
- AVAILABLE FROM NOW
- GYM, SAUNA, STEAM ROOM
- 548 SQ FEET
- ONE BEDROOM APARTMENT
- LUX 20 METER POOL
- 3RD FLOOR

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**ONE ST JOHNS WOOD**



**KITCHEN**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**ENTRANCE HALL**

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VIEW



BEDROOM



BALCONY



BATHROOM



BEDROOM



ENTRANCE LOBBY

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CINEMA



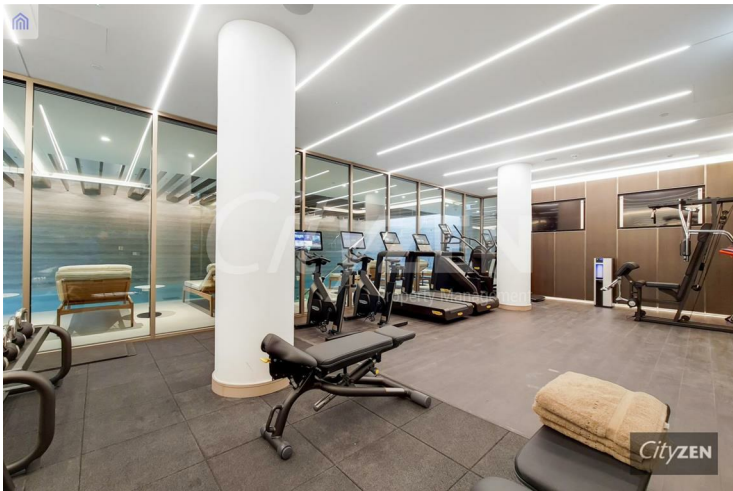
POOL



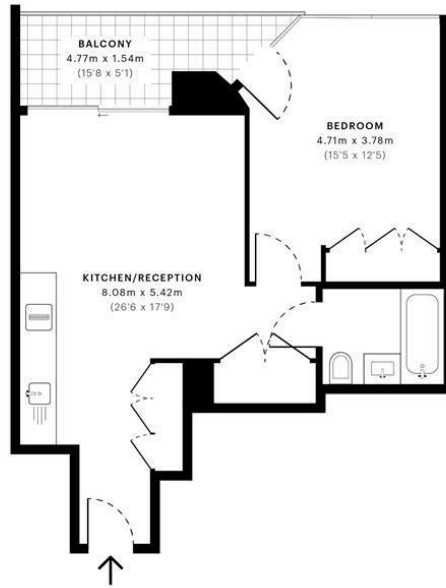
ROOF TERRACE



CLUB LOUNGE



GYM

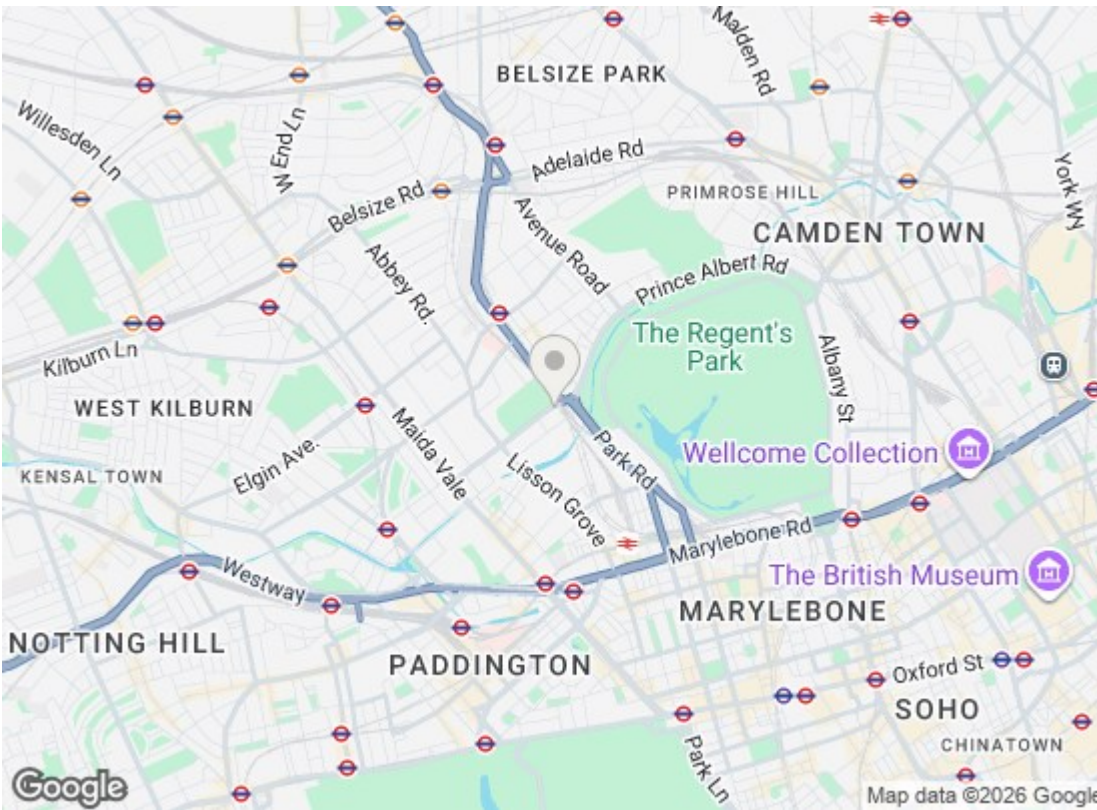


- Third Floor



Specified floor plans are produced in accordance with:  
 Royal Institution of Chartered Surveyors Property Measurement Handbook.  
 Plans and galleries are for illustrative purposes only and are not intended for use in any other way.  
 Due to rounding, numbers may not add up precisely.  
 All measurements are subject to the individual surveyor's skill and accuracy.  
 See the maximum number of measurements contained in this plan.

Spec ID: 5638a956e6c930f04c1723074



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(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 & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.