



De Walden House, Allitsen Road, St Johns Wood, London, NW8

Asking price £400,000

 **DRAPER**
LONDON

De Walden House | Allitsen Road
 St Johns Wood
 London NW8 7BA

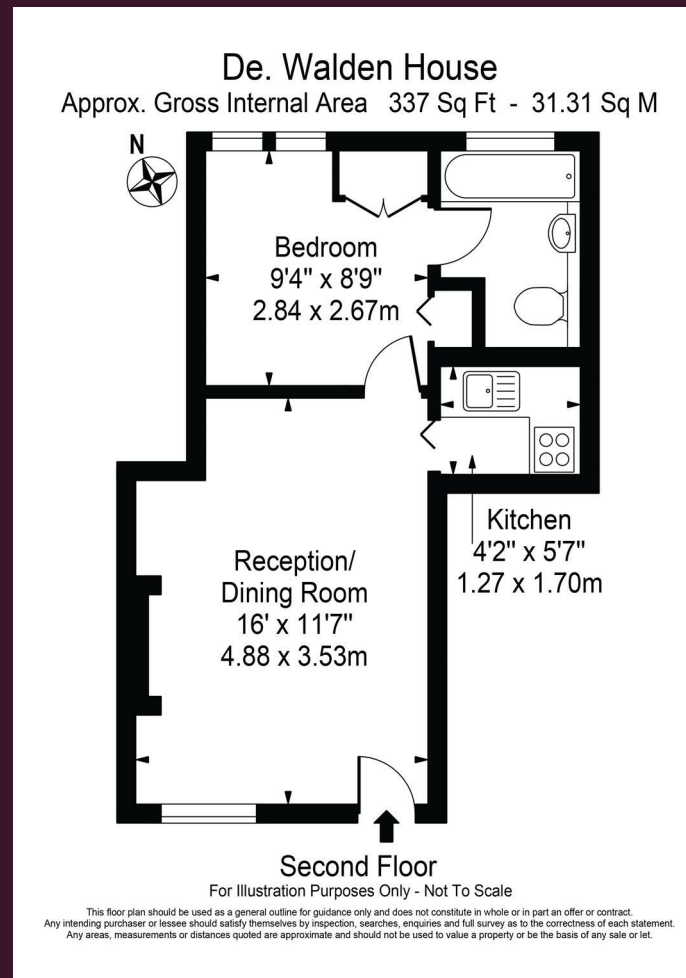
A beautifully presented one bedroom apartment, situated on the third floor of a sought after, low-rise gated development. This impressive property offers an ideal opportunity for first-time buyers or investors alike, combining comfort, privacy, and a prime London location.

De Walden House is a well maintained and reputable development, set within secure environment, offering residents a strong sense of community. The apartment benefits from an abundance of natural light and well balanced living space, creating a bright and welcoming atmosphere throughout.

Perfectly positioned just moments from St John's Wood High Street, residents can enjoy a vibrant yet refined village style setting. The High Street is renowned for its selection of boutique shops, independent cafés, fine dining restaurants, and everyday conveniences, making it one of North West London's most desirable neighbourhoods. St John's Wood Underground Station (Jubilee Line) is also within easy reach, providing swift access to the West End, Canary Wharf, and beyond.

For those who enjoy green open spaces, both Regent's Park and Primrose Hill are just a short stroll away, offering picturesque surroundings, recreational facilities, and stunning views over the London skyline.

- 1 Bedroom
- Good Light
- Gated development
- Close to local amenities
- 1 Bathroom
- Fully fitted kitchen
- Heart of St. John's Wood
- Close to transport



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

Council Tax Band
 EPC Rating

24 Bristol Gardens
 London
 W9 2JQ
 hello@draperlondon.com