



# Flat 1 7-8 St. Edmunds Terrace

St Johns Wood | London | NW8 7QP

£735,000



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Terrace  
St Johns Wood | London

NW8 7QP

£735,000

\* with underground parking \* On the footsteps of both Primrose Hill and Regent's Park, a wonderful opportunity to own a spacious apartment set on the ground floor, with a private garden, of a prestigious block in the heart of St John's Wood.

The apartment (total area 703 sq ft / 65 sq m) comprises a spacious reception room with double-aspect windows, a fully fitted separate kitchen, a newly fitted family bathroom, a spacious bedroom with ample storage, a private garden, and underground parking.

St Edmund's Terrace is ideally located for the amenities of the picturesque Primrose Hill Village, with the entrance to Primrose Hill Park less than 100 meters away. The exceptional open spaces of Regent's Park are approximately 0.3 miles away, with the shops, cafés and amenities of St John's Wood High Street just 0.5 miles from the property. St John's Wood Underground Station (Jubilee Line) is also conveniently located within 0.5 miles, providing excellent transport links across London.

EPC - D

Westminster Council Tax bands E - £1,189.42 pa

Leasehold - 962 Years remaining

Service Charge £3,240 per annum

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

- PRIVATE TERRACE
- Ample Storage
- Close to Primrose Hill
- Lease 999 years from 24 June 1989
- Underground parking
- Close to Regents Park
- Close to Amenities and Transport links

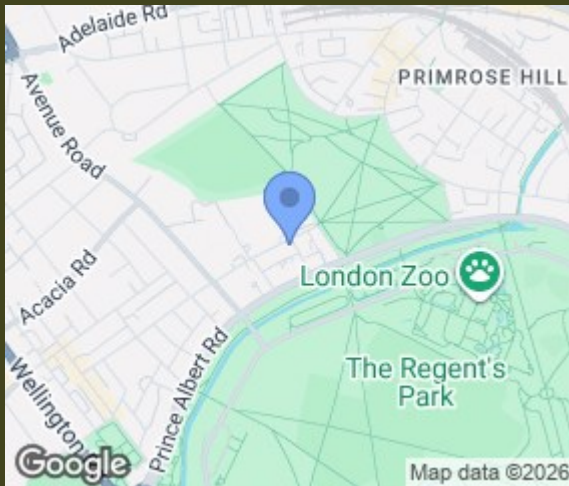


On the footsteps of both Primrose Hill and Regent's Park, a wonderful opportunity to own a spacious one-bedroom apartment set on the ground floor of a prestigious block in the heart of St. John's Wood.

The apartment ( total area 703 sq ft / 65 sq m) comprises a spacious reception room with double aspect windows, a fully fitted separate kitchen, a newly fitted family bathroom, a spacious bedroom with ample storage, and a private terrace.

St Edmund's Terrace is ideally located for the amenities of the picturesque Primrose Hill Village, with the entrance to Primrose Hill Park less than 100 metres away. The exceptional open spaces of Regent's Park & the shops & amenities of St John's Wood are within easy reach, including St John's Wood Underground Station (Jubilee Line).





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>71</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



Leasehold

Council Tax Band E

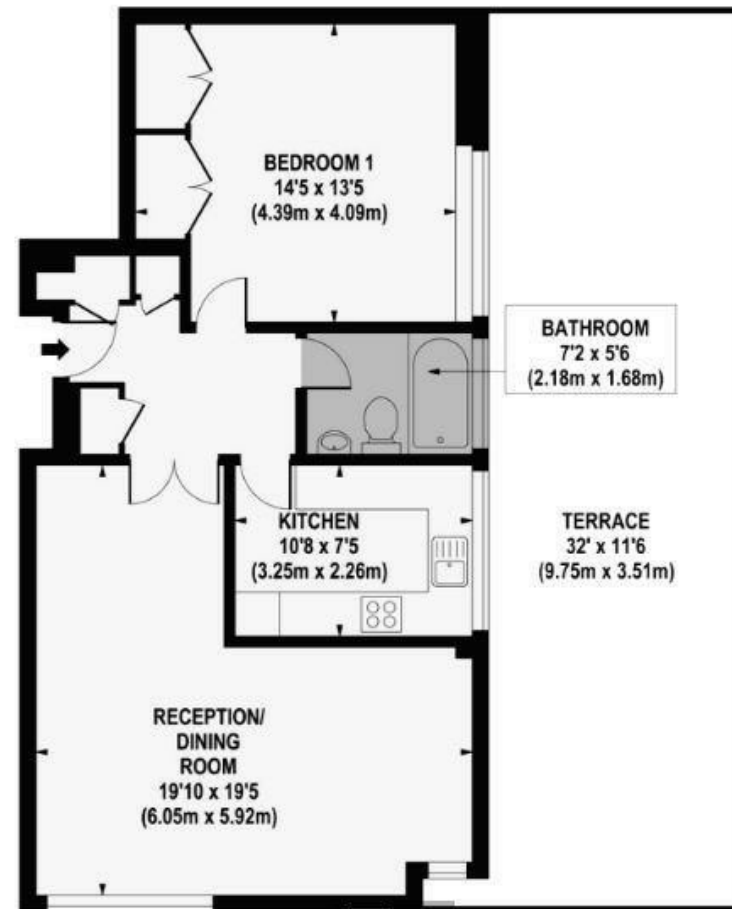
EPC Rating D

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



### ST EDMUNDS TERRACE, ST JOHN'S WOOD, NW8 7QP

Approx. Gross Internal Floor Area 703 sq ft. / 65.39 sq.m



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