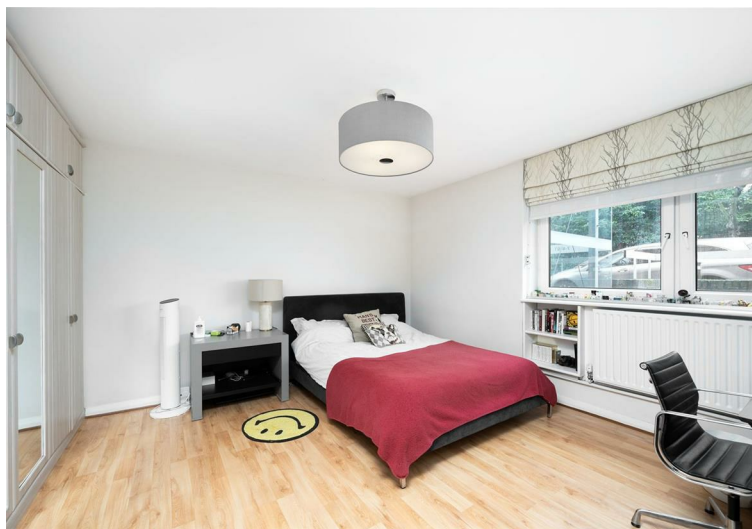




St. Edmunds Terrace, St Johns Wood, NW8 £735,000 Subject to contract

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.

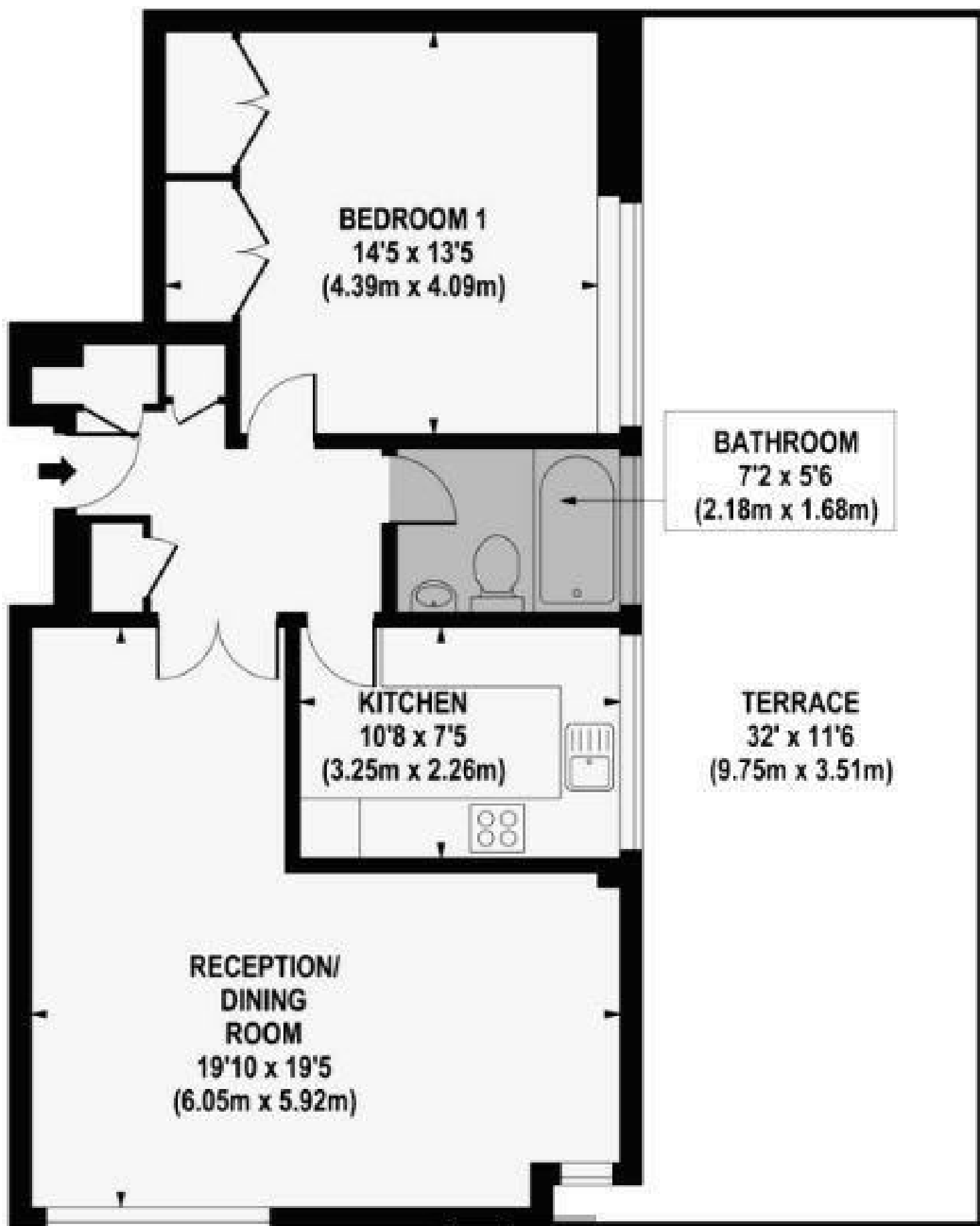
The apartment (total area 703 sq ft / 65 sq m) comprises a spacious reception room with double aspect windows, a fully fitted separate kitchen, a newly fitted family bathroom, a spacious bedroom with ample storage, and a private terrace.

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).



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

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

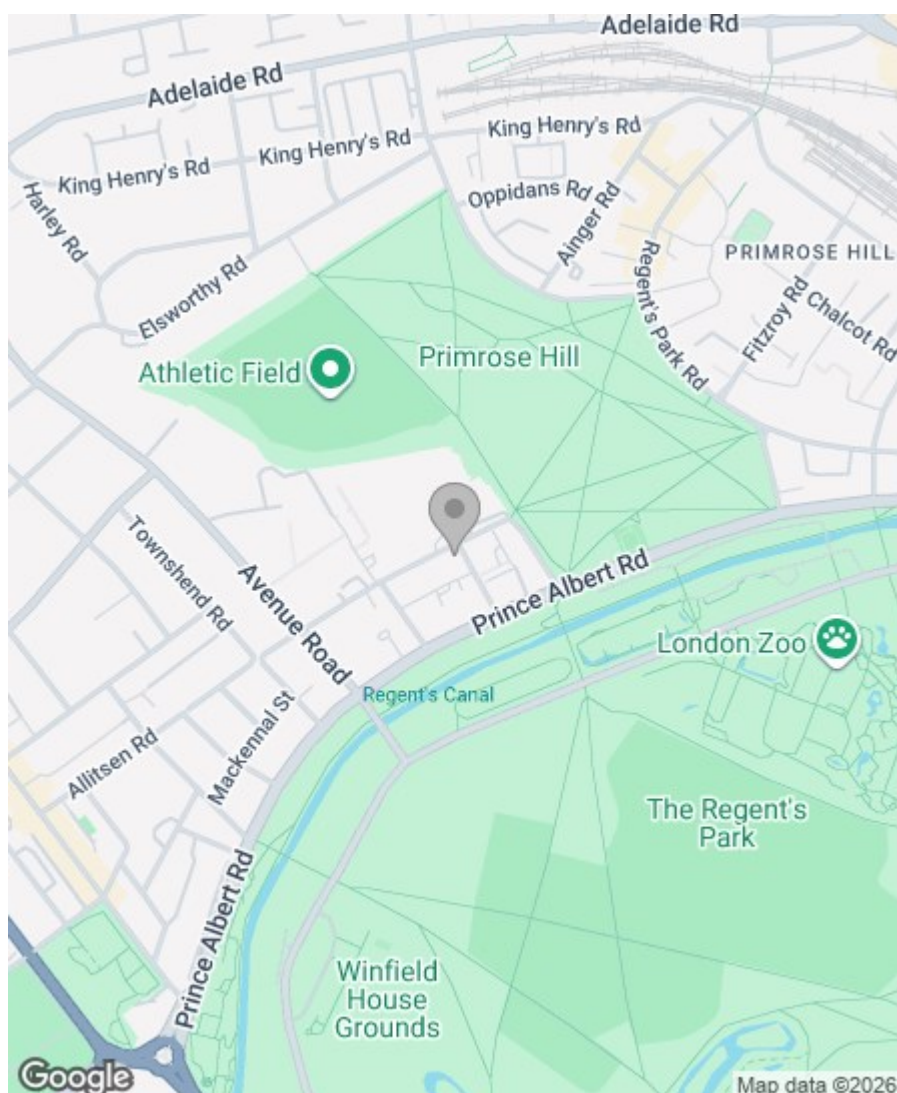


Property Overview

Location	St Johns Wood, NW8
Price	£735,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	E
Current Ground Rent	NA
Service Charge	£3,240 per annum
Term	962 Years remaining

Key Features

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	71
England & Wales	EU Directive 2002/91/EC	

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Registered in England & Wales
Registered Office:
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
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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).