

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



PAVILION APARTMENTS
34 ST JOHN'S WOOD
LONDON, NW8

LEASEHOLD

ASKING PRICE £9,500,000
SUBJECT TO CONTRACT

JOINT SOLE AGENT

An unusual opportunity to acquire one of the best apartments in the building, this three bedroom duplex family apartment (245 sq m/2,637 sq ft) is situated on the ninth and tenth floors of this landmark development.

Providing excellent entertaining space and outstanding views over Lords Cricket Ground and the London skyline, the apartment additionally benefits from air-conditioning, secure designated underground parking and a substantial private roof-garden equipped with full bar facilities and a Jacuzzi.

Pavilion Apartments benefits from an exclusive 24 hour concierge service, beautifully landscaped communal gardens and is excellently situated opposite Lord's cricket ground within close proximity to all the amenities of both Regents Park and St John's Wood High Street, including St John's Wood Underground Station (Jubilee Line).

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ACCOMMODATION

- Three Bedrooms
- Two En-Suite Bathrooms
- Shower Room
- Guest WC
- Reception Room/Dining Room
- Study
- Media Room
- Kitchen/Breakfast Room

AMENITIES

- Two Terraces
- Jacuzzi
- 24 Hour Concierge Service
- Secured Designated Underground Parking for 2 Cars

COUNCIL TAX

Westminster (Band H)

EPC RATING:

TBC

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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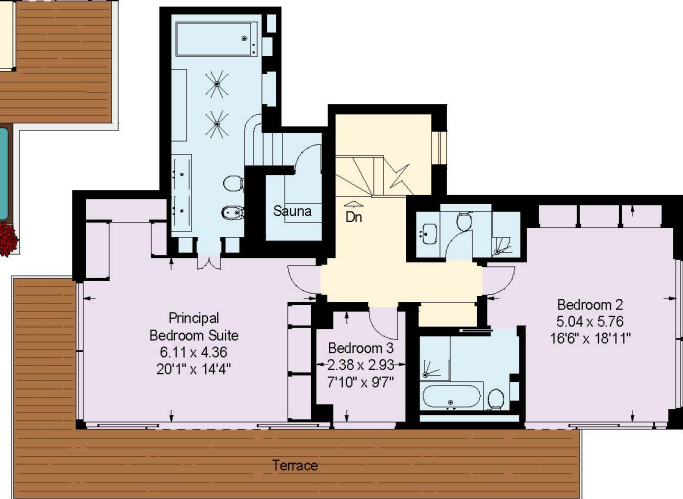
The Pavilions,
St.Johns Wood Road,
London NW1



Floor Plans produced by
Proplan
01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

APPROX. SCALE
0 1 2 3 4 5 10Ft
0 1 2 3M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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