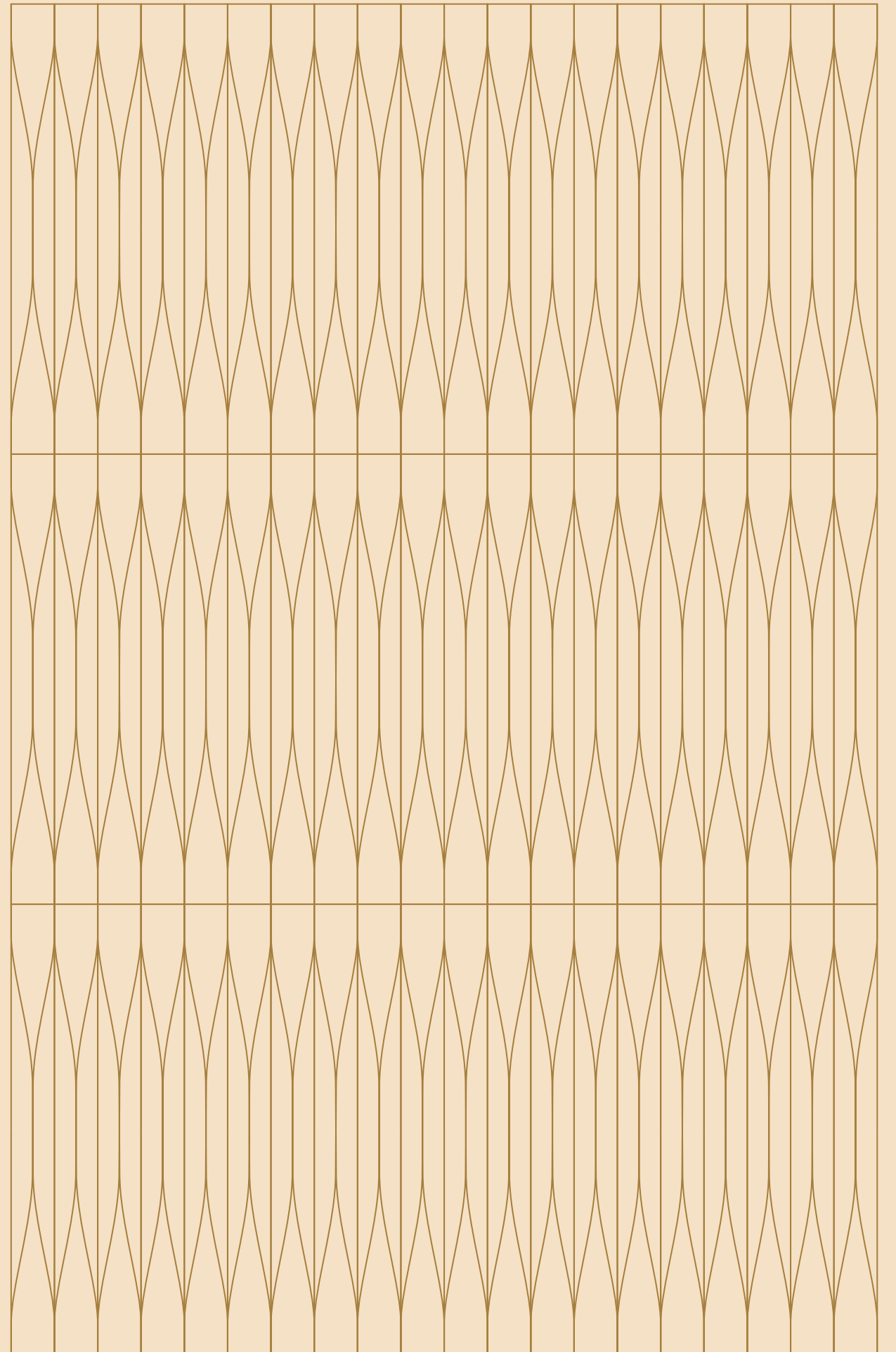




Created by  
**LINTON**



4–6  
ST EDMUND'S TERRACE

St John's Wood

ELEGANT CONTEMPORARY LIVING

IN THE HEART OF ONE OF

LONDON'S MOST SOPHISTICATED

AND SERENE NEIGHBOURHOODS



S U R R O U N D E D                      B Y                      F R E S H                      A I R .

A                      F R E S H                      A P P R O A C H                      T O                      D E S I G N .

S P A C E                      F O R                      A                      F R E S H                      P E R S P E C T I V E .

The distinguished NW8 setting is enriched by a brand new, exceptionally designed development.

A striking collection of nine luxury apartments devised for refined modern lifestyles. Boutique two & three bedroom spaces, crowned by a chic three-bed penthouse. Each finished to discerningly high specifications and standards for enduring impact, comfort and value.



A remarkable exterior respectful  
to the local character.

Interiors designed with modern  
requirements in mind.



Computer generated image for indicative purposes only



Conveniently serviced by secure underground parking, concierge and lift. All expertly upheld with low maintenance fees.





## Lobby

Make an entrance

Statement design with the power to impress, every time you walk through the door. Enter into a secure and tranquil lobby, with concierge on hand to greet you and your guests.

4–6 St Edmund's Terrace welcomes you with natural stone flooring and warm wood panelling. Boutique opulence that brings the outside in.



Computer generated image for indicative purposes only





Computer generated image for indicative purposes only

## Living Rooms

Space for every occasion

Generously proportioned living rooms combine soothing earthy tones, sumptuous textures and an exquisite twist of colour. Throughout the apartment, the flow of the finest materials between rooms amplifies the sense of spaciousness. Floor-to-ceiling windows offer brightness throughout the day, and intelligent programmable lighting sets the scene for your evening of relaxation and entertainment.





Computer generated image for indicative purposes only

## Kitchens

Exceptional tastes

The hardest working room in your home moves beyond the ordinary with polished stone worktops and splashbacks, premium appliances and soft-closing doors and drawers. LED lighting illuminates the setting of your culinary creations. The highest-standard finish that enriches both form and function.



## Bedrooms

Your sanctuary

Close the door, draw the blinds and dim the lights to a warm glow. Peace and privacy are the priority, and sound-proofed walls ensure you have a perfect night's sleep. By day, neutral walls and elegant mirrors enhance the natural light, and full-height wardrobes bring ample storage and a sense of drama to the room.



Computer generated image for indicative purposes only





Computer generated image for indicative purposes only

## Bathrooms

Bathe in luxury

Smooth curves meet clean lines for an understated spa aesthetic. Designed for beauty and comfort, bathrooms include underfloor heating, demister mirrors and vanity units with integrated basins. A marble feature wall accentuates the premium styling and coordinates with high-quality porcelain and stone surfaces, and contemporary Hansgrohe fittings.





F I R S T

I M P R E S S I O N S

C O U N T





## 4–6 St Edmund's Terrace



01. Primrose Hill Village  
02. Primrose Hill  
03. City of London  
04. Regent's Park

05. Marylebone  
06. Mayfair  
07. Marble Arch / Hyde Park  
08. St John's Wood

Flanked on one side by green and tranquil Primrose Hill. On the other, the draw of St John's Wood High Street's independent gems.

Dominating the verdant landscape, the majestic Regent's Park is all that sits between you and the cosmopolitan culture of Marylebone and Mayfair.





C O N S E R V A T I O N

M E E T S

C O S M O P O L I T A N

Green tranquility, village lifestyle and effortless access to the capital's vibrant centre. Nestled proudly between St John's Wood and Primrose Hill, 4–6 St Edmund's Terrace is the best of all worlds.

A location with unrivalled heritage — historical home to Britain's most prominent political, creative and business minds.

Explore the high streets of Primrose Hill and St John's Wood, with chic fine dining, boutiques, prestigious schools and transport links.

Just minutes from your door, bustling Bond Street, Mayfair and Marylebone await.

The Royal Parks become your back garden to stroll, socialise and exercise. Peacefully taking in the view over the city skyline from sunrise to sunset.

For the active, Regent's Park's tennis courts and Lord's, the spiritual home of cricket, are just a fast-bowl away.

Create your home in the city's most enviable surroundings.





Primrose Hill Village







St John's Wood High Street





Restaurants / Cafés

- 01. The Good Life Eatery
- 02. The Ivy
- 03. Drunch Regent's Park
- 04. Odette's
- 05. Sweet Things
- 06. Oka
- 07. Lemonia
- 08. Greenberry Café

Fitness / Wellbeing

- 09. Heartcore Fitness
- 10. The Garuda Pilates Studio
- 11. Total Chi Yoga & Pilates
- 12. Indaba Yoga Studio
- 13. PureGym
- 14. Triyoga Camden

Culture / Attractions

- 15. ZSL London Zoo
- 16. Lord's Cricket Ground
- 17. The Wallace Collection
- 18. The British Museum
- 19. The National Gallery
- 20. The British Library

Education

- 21. The American School in London
- 22. London Business School
- 23. Royal Academy of Music
- 24. University of Westminster
- 25. University of London

Healthcare

- 26. Hospital of St John & St Elizabeth
- 27. The Wellington Hospital
- 28. Platinum Medical Centre
- 29. The Princess Grace Hospital

Closest Underground Station to 4–6 St Edmund's Terrace, NW8 7QP

10–15 mins

St John's Wood

Travel Times To Key Stations Departing From St John's Wood  
(stations arranged in alphabetical order)

2 mins	4 mins	20 mins	15 mins	15 mins
Baker Street	Bond Street	Canary Wharf	Charing Cross	Covent Garden
23 mins	17 mins	7 mins	32 mins	15 mins
Earl's Court	Euston	Green Park	Heathrow	Hyde Park
13 mins	17 mins	12 mins	5 mins	26 mins
King's Cross	Knightsbridge	Marble Arch	Marylebone	Old Street
9 mins	8 mins	8 mins	14 mins	11 mins
Oxford Circus	Paddington	Sloane Square	Victoria	Waterloo

Travel times are approximate and sourced from the TfL website.  
Times are measured to each destination departing from St John's Wood underground station.



# FLOOR PLATES





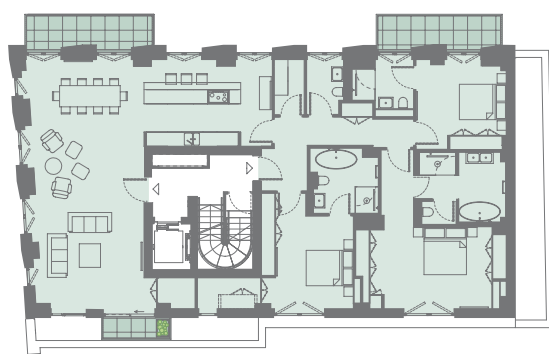
Lower Ground Floor — Apartments 1, 2 & 3



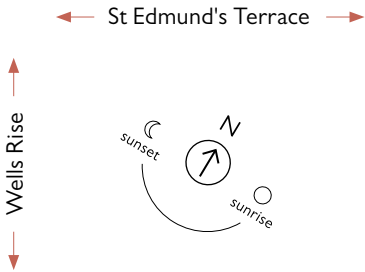
Ground Floor — Apartments 1, 2 & 3



3rd Floor — Apartment 8



Floor Plate Orientation



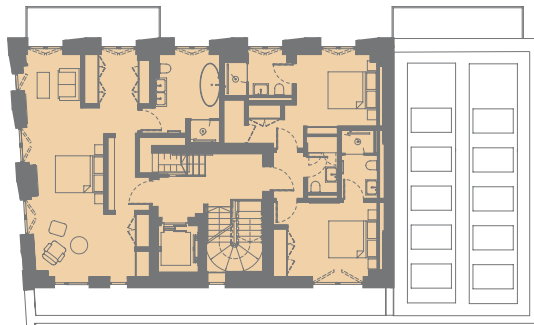
1st Floor — Apartments 4 & 5



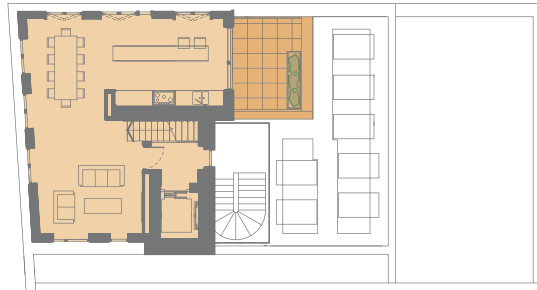
2nd Floor — Apartments 6 & 7



4th Floor — Penthouse



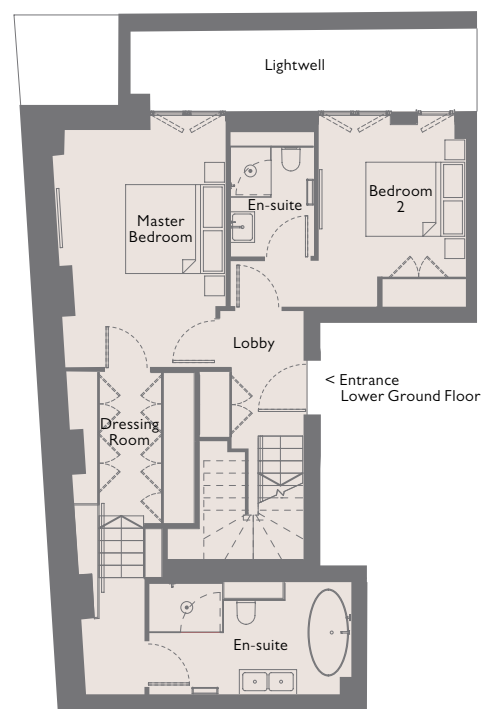
5th Floor — Penthouse



Whilst every attempt has been made to ensure the accuracy of all the floor plans in this brochure, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for illustrative purposes only, are not to scale, and should be used as such by any prospective purchaser. You should be advised therefore not to order any goods which depend on accurate dimensions before carrying out a check and measure within your reserved property. Please ask your Sales Advisor for details.



Apartment 1  
Lower Ground Floor & Ground Floor



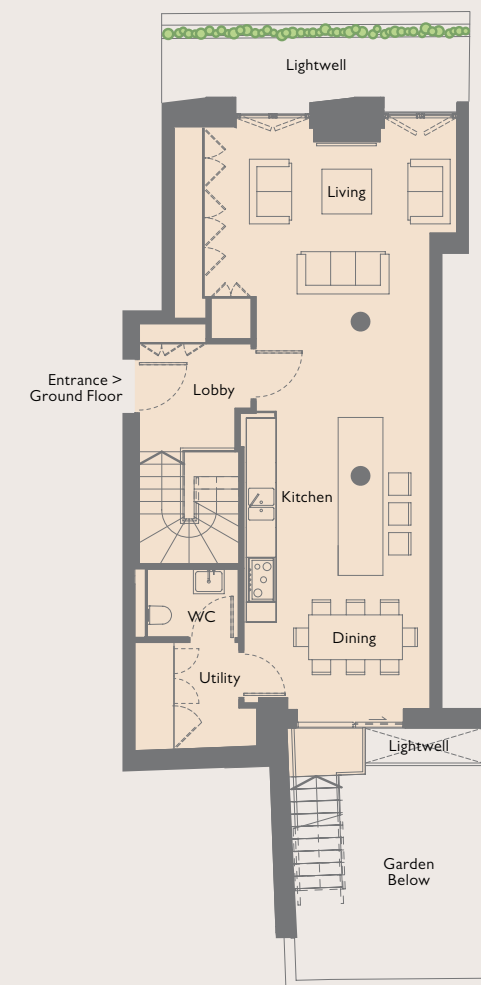
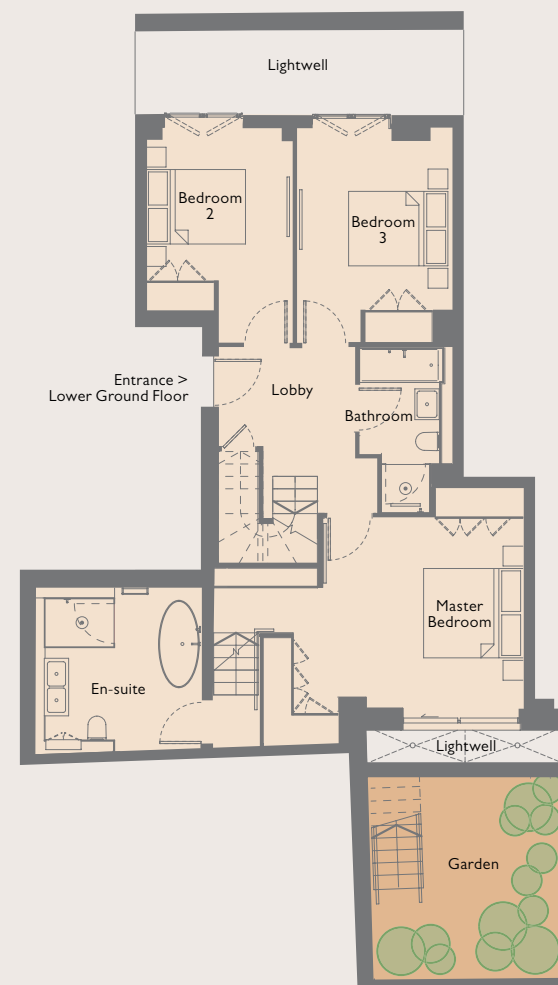
**Total Area**  
1394 ft<sup>2</sup> / 130 m<sup>2</sup>

**Living / Kitchen**  
10.66 m x 3.94 m  
34.97 ft x 12.93 ft

**Master Bedroom**  
3.49 m x 5.17 m  
11.45 ft x 16.96 ft

**Bedroom 2**  
4.72 m x 3.94 m  
15.49 ft x 12.93 ft

Apartment 2  
Lower Ground Floor & Ground Floor



**Total Area**  
1560 ft<sup>2</sup> / 145 m<sup>2</sup>

**Living / Kitchen**  
5.68 m x 12.25 m  
18.64 ft x 40.19 ft

**Master Bedroom**  
6.33 m x 4.02 m  
20.77 ft x 13.19 ft

**Bedroom 2**  
3.02 m x 4.63 m  
9.91 ft x 15.19 ft

**Bedroom 3**  
3.10 m x 4.63 m  
10.17 ft x 15.19 ft



Apartment 3  
Lower Ground Floor & Ground Floor



Total Area  
1446 ft<sup>2</sup> / 134 m<sup>2</sup>

Living / Kitchen  
5.89 m x 11.96 m  
19.32 ft x 39.24 ft

Master Bedroom  
5.44 m x 5.14 m  
17.85 ft x 16.86 ft

Bedroom 2  
3.46 m x 4.33 m  
11.35 ft x 14.21 ft

Bedroom 3  
3.17 m x 4.33 m  
10.40 ft x 14.21 ft

Apartment 4  
1st Floor



Total Area  
1273 ft<sup>2</sup> / 118 m<sup>2</sup>

Living / Kitchen  
10.82 m x 4.91 m  
35.50 ft x 16.11 ft

Master Bedroom  
6.29 m x 5.69 m  
20.64 ft x 18.67 ft

Bedroom 2  
3.16 m x 4.76 m  
10.37 ft x 15.62 ft



Apartment 5  
1st Floor



Total Area  
1477 ft<sup>2</sup> / 137 m<sup>2</sup>

Living / Kitchen  
7.72 m x 5.95 m  
25.33 ft x 19.52 ft

Master Bedroom  
4.11 m x 6.25 m  
13.48 ft x 20.51 ft

Bedroom 2  
3.37 m x 4.71 m  
11.06 ft x 15.45 ft

Bedroom 3  
5.38 m x 4.70 m  
17.65 ft x 15.42 ft

Terrace  
2.62 m x 4.00 m  
8.60 ft x 13.12 ft

Apartment 6  
2nd Floor



Total Area  
992 ft<sup>2</sup> / 92 m<sup>2</sup>

Living / Kitchen  
9.29 m x 3.95 m  
30.48 ft x 12.96 ft

Master Bedroom  
8.16 m x 3.94 m  
26.77 ft x 12.93 ft

Bedroom 2  
3.81 m x 3.18 m  
12.50 ft x 10.43 ft

Terrace 1  
5.37 m x 1.50 m  
17.62 ft x 4.92 ft

Terrace 2  
4.20 m x 2.05 m  
13.78 ft x 6.73 ft



Apartment 7  
2nd Floor



Total Area  
1380 ft<sup>2</sup> / 128 m<sup>2</sup>

Living / Kitchen  
6.57 m x 7.55 m  
21.56 ft x 24.77 ft

Master Bedroom  
5.22 m x 5.18 m  
17.13 ft x 16.99 ft

Bedroom 2  
5.92 m x 3.86 m  
19.42 ft x 12.66 ft

Bedroom 3  
3.49 m x 4.71 m  
11.45 ft x 15.45 ft

Terrace  
5.24 m x 1.50 m  
17.19 ft x 4.92 ft

Apartment 8  
3rd Floor



Total Area  
2037 ft<sup>2</sup> / 189 m<sup>2</sup>

Living / Kitchen  
10.36 m x 11.05 m  
33.99 ft x 36.25 ft

Master Bedroom  
6.70 m x 6.86 m  
21.98 ft x 22.51 ft

Bedroom 2  
3.85 m x 4.07 m  
12.63 ft x 13.35 ft

Bedroom 3  
5.29 m x 5.17 m  
17.36 ft x 16.96 ft

Terrace 1  
5.37 m x 1.50 m  
17.62 ft x 4.92 ft

Terrace 2  
5.24 m x 1.50 m  
17.19 ft x 4.92 ft

Terrace 3  
6.56 m x 0.90 m  
21.52 ft x 2.95 ft



Penthouse  
4th & 5th Floors

Total Area  
1976 ft<sup>2</sup> / 184 m<sup>2</sup>

Living / Kitchen  
8.06 m x 8.96 m  
26.44 ft x 29.40 ft

Master Bedroom  
5.28 m x 9.55 m  
17.32 ft x 31.33 ft

Bedroom 2  
5.58 m x 3.93 m  
18.31 ft x 12.89 ft

Bedroom 3  
4.57 m x 3.35 m  
14.99 ft x 10.99 ft

Terrace  
2.99 m x 4.24 m  
9.81 ft x 13.91 ft

Penthouse  
4th & 5th Floors







EXQUISITE INTERIOR

DESIGN DELIVERED

WITH EXACTING

ATTENTION TO DETAIL



SPECIFICATION

Apartment Finishes

Floors  
Fumed oak flooring in all halls, living rooms and master bedrooms, engineered to be hard-wearing.

Luxury carpet to secondary bedrooms.

Large format porcelain or marble tiles in bathrooms.

Internal Walls & Doors  
All internal walls are constructed to provide a high level of soundproofing and security.

Apartment entrance doors made from contemporary solid timber fitted with security locking.

All internal apartment doors are high-quality solid core with dark-stained oak veneer.

Ironmongery with oiled bronze finish throughout.

Kitchens  
Individually designed kitchens in bespoke veneers.

Soft-close doors and drawers.

High-quality technical stone worktops and splashbacks, with LED lighting to illuminate work surfaces.

Appliances by Miele and include:  
- Fridge-freezer  
- Multi-function electric oven

- Induction hob
- Combination microwave oven
- Full-size dishwasher
- Wine fridge in selected apartments

Stainless steel sink under-mounted to worktop, with Quooker tap offering instant boiling, filtered water.

Separate washer and dryer set in utility room/cupboard.

Integrated recycling bin.

Bathrooms  
Hansgrohe taps and showers.

Master bathrooms feature bespoke stone vanity unit with twin under-mounted basins.

Bespoke wall-mounted mirrored cabinet with integrated lighting, shaver socket and demister element (where applicable).

Premium white wall-mounted toilet with soft-close seat and dual push button flush.

Freestanding baths in selected bathrooms.

Heated towel rail.

Apartment Joinery

Wardrobes  
Fitted wardrobes finished in bespoke timber veneer or lacquer.

Soft-close doors.

Walk-in wardrobes with exposed hanging shelving and LED strip lighting in selected apartments.

Apartment Lighting & Electrical

Lighting  
Low-voltage LED luminaires throughout create versatile layered lighting.

Programmable lighting system provides mood lighting, dimming and scene-set function to living rooms, kitchens, and master bedroom suites.

Electrical  
Low-level 13-amp sockets throughout.

5-amp lighting circuit for connecting table and floor lamps in living rooms and bedrooms.

Metal switch and socket plates.

Heating & Cooling

Comfort cooling to reception, kitchen, living and dining rooms, and bedrooms.

Under-floor heating throughout all apartments.

Programmable temperature control located in utility cupboard, with individual controls in each room.

AV, Telephone & Data

High-speed category 6A cable provided to all apartments. Residents have access to a range of broadband providers, with relevant subscription.

Satellite, telephone and data points in reception rooms and all bedrooms.

Pre-wiring for ceiling-mounted speakers in living rooms, master bedrooms and en-suites.

Provision for door intercom video station to be upgraded to a touchscreen, for central management of all heating, cooling and lighting systems.

Support from the Linton Group's specialist AV partner to fulfil specific audio-visual requirements.

Windows in living spaces and principal bedrooms pre-wired to allow for motorised blinds and curtains.

Private Terraces, Courtyards & Balconies

All apartments, with the exception of apartments 1 & 4, have access to landscaped terraces, courtyards or balconies.

Low-maintenance planting and shrubbery.

Hard-wearing terrace flooring with step-free access.

Bespoke powder-coated metal balustrade to terraces and balconies.

Exterior

External Walls  
The building is clad in handmade Italian slim-profile bricks.

5th floor exterior features bespoke bronze cladding.

Windows & Doors  
Windows are a mix of openable and fixed double-glazed panels.

All apartments have inward opening doors leading to landscaped areas, terraces or balconies (excluding apartments 1 & 4).

Security

Security fob access to all building entrances and car park.

Video entry intercom to each apartment with direct link to concierge.

Cable link to communal plant room for Redcare security service as optional extra.

High-security door locking system to entrance door with spy hole.

Hard-wired smoke and heat detectors.

Communal Spaces

Entrance Lobby  
Elegant and contemporary entrance lobby, incorporating a reception desk for the concierge.

Natural stone floor finishes and timber panelling.

Integrated lighting to selected wall and ceiling details to celebrate the entrance lobby features.

Residents' Lift  
A comfortable and elegant lift serves all residential floors and the basement car park.

Car Parking & Cycle Storage  
8 space private car park at basement level, accessed via car lift.

Automated car parking platform.

Charging points for electric vehicles.

Secure cycle storage.

2 on-street parking permits available per apartment.

Warranty

All apartments benefit from a 10-year building defects insurance policy.

Disclaimer: The detailing outlined is the anticipated specification and may be subject to change. Variations occur between apartment types; please refer to your Sales Consultant for kitchen and bathroom schedules for individual apartments.



Created by

# LINTON

As developers, investors, property managers and design-devotees, Linton Group work towards one goal — to raise prime residential standards in London.

Privately-owned and led by Gary Linton, the team combine their expertise in identifying location opportunities, creating exceptional residences and providing meaningful, dedicated support services.

A long-term partnership with interior design practice, Gordon-Duff & Linton ensures that Linton's developments are distinguished by design.

[www.thelintongroup.co.uk](http://www.thelintongroup.co.uk)

Developments by Linton



THE MAPLE BUILDING, Kentish Town

An exquisite collection of fifty apartments and seven penthouses in a transformed, red brick furniture factory in the heart of Kentish Town.



NOVEL HOUSE, Hampstead

In an elevated position in Hampstead Village, just moments from Hampstead Heath, contemporary design and British craftsmanship shine in Novel House's seventeen gated apartments.



PARKER HOUSE, Paddington

Nineteen individually designed apartments in a converted Victorian building in Paddington, W2.



DESIGN TEAM

GORDON-DUFF & LINTON



"Gordon-Duff & Linton is an architectural interior design practice with a studio in Battersea. We create bespoke interiors that are tailor-made, individual and always complement the character of the building.

Having collaborated with Linton on several successful projects, we were excited by the opportunity to work on this design-led development in St John's Wood. The level of craftsmanship and detailing in these apartments assures each is unique and appealing in its own right."

Gemma Gordon-Duff – Managing Director

"Clive Sall Architecture are a dynamic, design-oriented architecture and interiors practice based in East London, with further offices in Glasgow and Manchester. We are committed to delivering successful and high-quality design solutions. Linton Group began with an ambition for St Edmund's Terrace which we have helped them to construct as an iconic example of modern London Urban Living. With light and space in abundance, the rejuvenated building now oozes unique identity and character."

Clive Sall – Director

SALES CONTACTS



ASTONCHASE

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email: [newhomes@savills.com](mailto:newhomes@savills.com)

Savills, 33 Margaret Street,  
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[www.savills.co.uk](http://www.savills.co.uk)

tel: 020 7724 4724  
email: [newhomes@astonchase.com](mailto:newhomes@astonchase.com)

Aston Chase, 69–71 Park Road,  
Regent's Park, London NW1 6XU

[www.astonchase.com](http://www.astonchase.com)

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