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



# ST EDMUND'S TERRACE
# ST JOHN'S WOOD
# LONDON, NW8

## LEASEHOLD 249 YEARS
## ASKING PRICE £4,495,000
## SUBJECT TO CONTRACT

JOINT SOLE AGENT

4-6 St Edmund's Terrace by renowned developer Linton combines the best of elegant contemporary living with a unparalleled location in the heart of one of London's most sophisticated and serene neighbourhoods.

A striking collection of nine luxury apartments all finished to a discerningly high specifications.

Apartment 8 is the Sub-Penthouse which occupies the entire third floor offering 2,037 sq.ft (189 sq.m). The open plan reception room, which incorporates a dining area and fully fitted kitchen benefits from a double aspect and six floor to ceiling windows.

Conveniently serviced by first come first serve underground parking, a daytime concierge service and passenger lift, the apartments have been interior designed to an extremely high standard and benefit from a wealth of modern amenities including comfort cooling, underfloor heating, smart lighting systems, and provision for both high speed internet and integrated ceiling speakers.

Floor to ceiling windows allow for an abundance of natural light in to the generously proportioned accommodation, with kitchens and bathrooms fitted with Miele, Quooker and Hansgrohe fixtures and fittings.

Enviably located between two of London's finest Royal Parks, Primrose Hill & Regents Park, the building additionally benefits from being within close proximity to all of the cosmopolitan amenities of both Primrose Hill Village and St John's Wood High Street.

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## ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom & Dressing Area
- Two Further Bedrooms with En-Suite Bathrooms
- Open Plan Reception Room Incorporating Dining Area & Fully Fitted Kitchen
- Guest Cloakroom

## AMENITIES

- Three Private Terraces
- Daytime Concierge Service
- The Right to Park in the Underground Car Park on a First Come First Serve Basis
- Residents Permit Parking

| | |
|---|---|
| COUNCIL TAX | Westminster (Band H) |

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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Apartment 8
3rd Floor




Total Area
2037 ft² / 189 m²

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

The Property Ombudsman

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