

A COLLECTION OF
NINE LUXURIOUS APARTMENTS



1A

ST JOHN'S
WOOD PARK

LONDON, NW8



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CONTACTS

REMEMBER THE PAST,
LOOK FORWARD TO
THE FUTURE,
FOR THERE ARE
GOOD TIMES AHEAD,
AND THE BEST
IS YET TO COME.

WELCOME TO 1A ST JOHN'S WOOD PARK

1A St John's Wood Park is an exclusive collection of nine apartments located in the heart of St John's Wood. The apartments are nestled on a quiet street, only moments away from the plethora of amenities that make St John's Wood such a well-connected and livable London neighborhood.

1A St John's Wood Park is the vision of leading developer Almax Group. Almax Group have curated an exceptional project team, who have been brought together to deliver an uncompromising design specification for this landmark residential development. Welcome to 1A St John's Wood Park.





1A ST JOHN'S WOOD PARK

LOCATION

A VIBRANT LOCATION

St John's Wood is famed for being one of London's most desirable districts to live, perfectly positioned and extremely well connected. A vibrant yet serene village almost as famous as some of its residents, St John's Wood is a fine blend of all the elements that make London such a charming and dynamic city.

Tree lined roads surround an iconic high street that is packed with luxurious boutiques, bustling cafes and restaurants. An area completely surrounded with expanses of lush greenery including Regent's Park, Primrose Hill and the fabled cricket pitches of Lord's. St John's Wood truly is a place that you never have to leave.

1A ST JOHN'S WOOD PARK



THE IVY

Mirrors and vibrant bird paintings lend this upscale British brasserie a fun-loving atmosphere.

LOCATION



1A ST JOHN'S WOOD PARK

OUR LOCATION

1

1A ST JOHN'S WOOD PARK

HEALTH

2

ST JOHN & ST ELIZABETH HOSPITAL

3

THE WELLINGTON HOSPITAL

CAFES / RESTAURANTS

4

SOUTINE

5

AT FEAST

6

UNICO GELATO

7

GAIL'S

8

OSLO COURT

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THE IVY

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LEMONIA

RETAIL

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DANSK FLOWERS

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LEONIDAS

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ROCOCO CHOCOLATES

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LORDS

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SPACE NK

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NICOLAS

FITNESS / LEISURE

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LONDON MARRIOTT HOTEL

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PRIMROSE HILL FARMERS MARKET

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ABERCORN SCHOOL

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SOUTH HAMPSTEAD HS

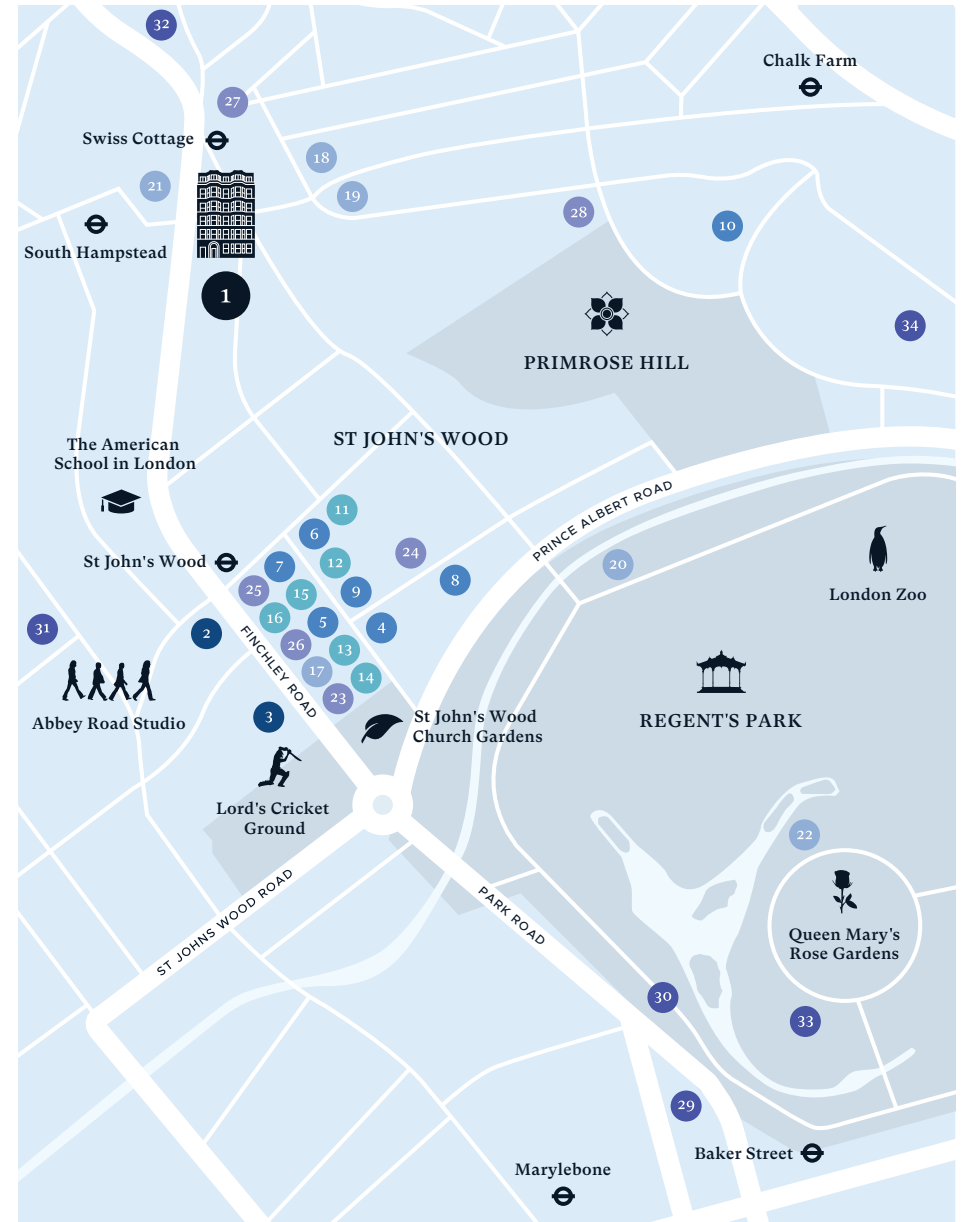
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REGENT'S UNIVERSITY LONDON

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PRIMROSE HILL SCHOOL

MAP





1A ST JOHN'S WOOD PARK

HOTSPOTS



LORD'S CRICKET GROUND

Lord's Cricket Ground is world-renowned as the Home of Cricket and is owned by the MCC.

DANSK FLOWERS

Boutique flower artisans nestled conveniently at the top of St John's Wood high-street.



SWISS COTTAGE MARKET

This vibrant market sells groceries and antiques as has a Farmer's Market every Wednesday.



1A ST JOHN'S WOOD PARK

LAURENTS DELI

A delicatessen specialising in French and Italian fresh produce and fine wines.



ODEON LUXE

Epic entertainment and refined in-seat dining come together at this luxurious cinema.



ST JOHN'S WOOD CHURCH GARDENS

Scenic green space on former church land with a playground and outdoor exercise equipment.



HOTSPOTS





HOTSPOTS



REGENT'S PARK

One of the four iconic Royal Parks and the largest green oasis in the city of London.

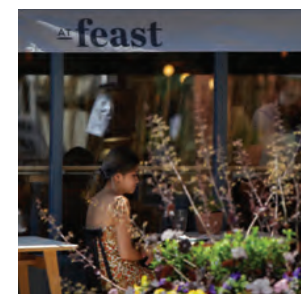


ABBEE ROAD

One of the most famous recording studios in the world producing music by leading artists.

AT FEAST

A wholesome local restaurant for all the family to enjoy.



COMPLETELY CONNECTED

1A St John's Wood Park benefits from the wide range of excellent transport links that makes St John's Wood such a well connected area of London. Whether you are travelling in, out or around London, there is a comprehensive range of options to get you from A to B by road, rail and bicycle, or the neighbouring areas can easily be reached on foot.

The area borders a number of London's other most salubrious districts including Belsize Park, Marylebone and Notting Hill. Of course, if you are looking to go much further afield then all of London's major airports can be accessed easily by road or rail and the apartments benefit from off-street parking for your personal vehicles.



1A ST JOHN'S WOOD PARK



TRANSPORT AMENITIES

Every mode of inner city transport converges at St John's Wood for complete connectivity.

CONNECTIVITY

TRANSPORT LINKS



SOUTH HAMPSTEAD
ON FOOT > 5 MIN



ST JOHN'S WOOD
ON FOOT > 10 MIN



SWISS COTTAGE
ON FOOT > 5 MIN



ST JOHN'S WOOD BIKE STATION
ON FOOT > 10 MIN

AREAS OF INTEREST



MARYLEBONE
TUBE > 15 MIN / ROAD > 15 MIN / CYCLE > 10 MIN



BANK
TUBE > 30 MIN / ROAD > 45 MIN



CANARY WHARF
TUBE > 35 MIN / ROAD > 60 MIN



BOND STREET
TUBE > 15 MIN / ROAD > 20 MIN / CYCLE > 15 MIN

PARKS



PRIMROSE HILL
CYCLE > 5 MIN / ON FOOT > 12 MIN



REGENT'S PARK AND CANAL
CYCLE > 5 MIN / ON FOOT > 20 MIN



HAMPSTEAD HEATH
ROAD > 10 MIN / CYCLE > 10 MIN



HYDE PARK
ROAD > 15 MIN / CYCLE > 15 MIN

AIRPORTS



LUTON
TUBE > 60 MIN / ROAD > 60 MIN



LONDON CITY
TUBE > 55 MIN / ROAD > 60 MIN



HEATHROW
TUBE > 45 MIN / ROAD > 60 MIN



STANSTED
TUBE > 90 MIN / ROAD > 80 MIN

NINE LUXURIOUS APARTMENTS

1A St John's Wood Park comprises nine beautifully appointed lateral (6) and duplex (3) apartments ranging from two to four bedrooms. Each apartment has been designed to a high specification and incorporates luxurious base-build finishes throughout as standard.

The bespoke Poggenpohl kitchens feature the latest Miele appliances and there is programmable underfloor heating and comfort cooling in all areas. The development will also benefit from lifts to all floors from a welcoming entrance lobby and a concierge.







1A ST JOHN'S WOOD PARK

INTERIOR FINISHES

- Engineered oak flooring to hallways, bedrooms, and living / dining rooms.
- Walls and ceiling to be finished in matt white paint.
- Coordinated ironmongery and door furniture throughout each apartment.
- Timber veneer high security multi-point locking panelled entrance door.
- Modern panelled internal doors.
- Timber skirtings and architraves.
- Novamobili fitted wardrobes in gloss finish to all bedrooms.
- Built-in storage cupboards.

LIGHTING / ELECTRICAL

- Downlights positioned to underside of kitchen wall units.
- Satellite / cable TV wiring to living room and bedrooms.
- Cat wiring to living room and bedrooms.

HEATING / COOLING

- Programmable thermostatically controlled individual zone under floor heating.
- Comfort cooling to all rooms.

KITCHENS

- Premium Poggenpohl contemporary kitchen units with soft close mechanism.
- Downlights positioned to underside of kitchen wall units.
- Caesarstone worktop and splashbacks.
- Stainless steel under-mounted sink.
- Modern stainless-steel tap with pullout rinse.
- Insinkreitor waste disposal.
- Miele Pyrolytic Multifunction Single Oven.
- Miele gas hob.
- Miele combination microwave oven.
- Miele integrated tall fridge-freezer (double for large apartments).
- Miele build-in fully integrated dishwasher.
- Westin built-in high-power extractor.
- Dual zone wine cooler (for larger apartments).

COMMUNAL AREAS

- Entrance lobby with porcelain tiling and feature lighting.
- Walls and ceilings to all residential communal hallways in matt painted finish.
- Lift access to all levels.
- Bicycle storage for all residents.
- Off street car park.

SECURITY AND ASSURANCE

- Electronic colour video entry phone system.
- All apartments pre-wired for alarm to be fitted by purchaser if required.
- Integrated building and individual apartment fire detection system.
- CCTV to communal entrance and each floor.
- High security multi-point locking entrance door to all apartments.
- Concierge.

BATHROOM / SHOWER ROOM

- Porcelain floor tiles to all bathrooms and shower.
- Porcelain floor to ceiling wall tiles.
- Contemporary white suites.
- Grohe chrome fittings.
- Chrome designer ladder style heated towel rail.
- Mirrored vanity cabinets / backlit mirrors.
- Ventilation system.
- WC with push button flush, concealed plumbing.
- High quality composite quartz vanity countertops.
- Integrated vanity unit with sink.
- LED spotlights to niche details.

WARRANTY

- 10 years building warranty cover.

SPECIFICATIONS



HIGH QUALITY FINISHES

Each apartment features a range of carefully considered finishes throughout.



APARTMENT
ONE

FOUR BEDROOM DUPLEX GARDEN
NSA 203 SQ M / 2185 SQ FT

APARTMENT
TWO

TWO BEDROOM APARTMENT
NSA 71.8 SQ M / 772.8 SQ FT

APARTMENT
THREE

TWO BEDROOM APARTMENT
NSA 104.2 SQ M / 1121.6 SQ FT

APARTMENT
FOUR

TWO BEDROOM APARTMENT
NSA 71.8 SQ M / 772.8 SQ FT

APARTMENT
FIVE

THREE BEDROOM APARTMENT
NSA 103.6 SQ M / 1115.1 SQ FT

APARTMENT
SIX

TWO BEDROOM APARTMENT
NSA 71.8 SQ M / 772.8 SQ FT

APARTMENT
SEVEN

THREE BEDROOM APARTMENT
NSA 103.6 SQ M / 1115.1 SQ FT

APARTMENT
EIGHT

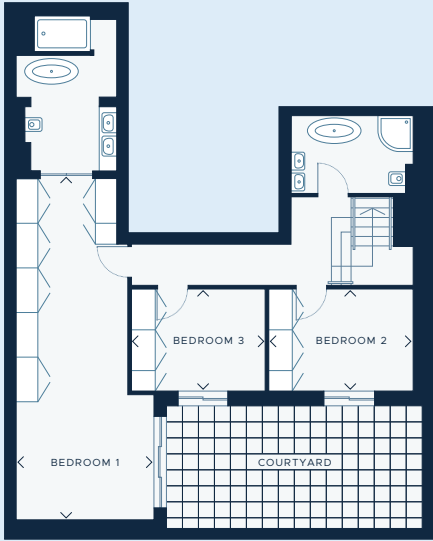
THREE BEDROOM DUPLEX PENTHOUSE
WITH TERRACE
NSA 136.5 SQ M / 1469.3 SQ FT

APARTMENT
NINE

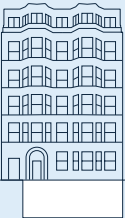
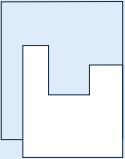
FOUR BEDROOM DUPLEX PENTHOUSE
WITH TERRACE
NSA 174.8 SQ M / 1881.5 SQ FT

APARTMENT
ONE

FOUR BEDROOM DUPLEX GARDEN
NSA 203 SQ M / 2185 SQ FT



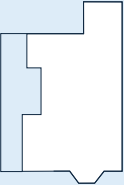
APARTMENT
LOCATOR



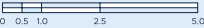
1	BEDROOM 1	9.5 x 3.8 M	31'2" x 12'5"
2	BEDROOM 2	4.0 x 2.8 M	13'1" x 9'2"
3	BEDROOM 3	3.7 x 2.8 M	12'1" x 9'2"
4	COURTYARD	3.4 x 7.1 M	11'2" x 23'3"



APARTMENT
LOCATOR



5	STUDY	4.5 x 2.7 M	14'8" x 8'9"
6	FAMILY & KITCHEN	8.0 x 3.6 M	26'3" x 11'8"
7	LIVING & DINING	8.5 x 5.3 M	27'9" x 17'4"
8	PATIO	4.3 x 4.9 M	14'1" x 16'1"
9	GARDEN	9.0 x 6.5 M	29'5" x 21'3"

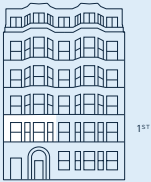
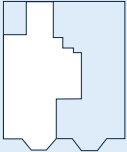


APARTMENT
TWO

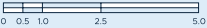
TWO BEDROOM APARTMENT
NSA 71.8 SQ M / 772.8 SQ FT



APARTMENT
LOCATOR



1	BEDROOM 1	3.7 x 3.1 M	12'1" x 10'2"
2	BEDROOM 2	5.0 x 2.5 M	16'4" x 8'2"
3	LIVING & KITCHEN	6.4 x 5.7 M	21'0" x 18'7"

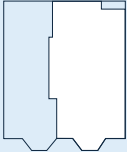


APARTMENT
THREE

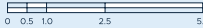
TWO BEDROOM APARTMENT
NSA 104.2 SQ M / 1121.6 SQ FT



APARTMENT
LOCATOR



1	BEDROOM 1	4.8 x 5.6 M	15'7" x 18'4"
2	BEDROOM 2	3.6 x 2.5 M	11'8" x 8'2"
3	LIVING & KITCHEN	6.9 x 7.8 M	22'6" x 25'6"

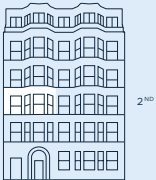
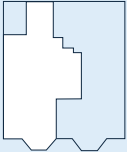


APARTMENT
FOUR

TWO BEDROOM APARTMENT
NSA 71.8 SQ M / 772.8 SQ FT

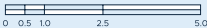


APARTMENT
LOCATOR



2ND

1	BEDROOM 1	3.7 x 3.1 M	12'1" x 10'2"
2	BEDROOM 2	5.0 x 2.5 M	16'4" x 8'2"
3	LIVING & KITCHEN	6.4 x 5.7 M	21'0" x 18'7"

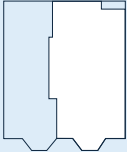


APARTMENT
FIVE

THREE BEDROOM APARTMENT
NSA 103.6 SQ M / 1115.1 SQ FT

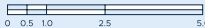


APARTMENT
LOCATOR



2ND

1	BEDROOM 1	4.6 x 3.1 M	15'1" x 10'2"
2	BEDROOM 2	4.9 x 2.6 M	16'1" x 8'5"
3	BEDROOM 3	3.7 x 2.5 M	12'1" x 8'2"
4	LIVING & KITCHEN	7.6 x 7.8 M	24'9" x 25'6"

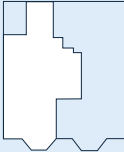


APARTMENT
SIX

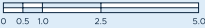
TWO BEDROOM APARTMENT
NSA 71.8 SQ M / 772.8 SQ FT



APARTMENT
LOCATOR



1	BEDROOM 1	3.7 x 3.1 M	12'1" x 10'2"
2	BEDROOM 2	5.0 x 2.5 M	16'4" x 8'2"
3	LIVING & KITCHEN	6.4 x 5.7 M	21'0" x 18'7"

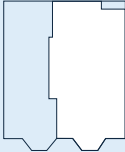


APARTMENT
SEVEN

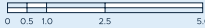
THREE BEDROOM APARTMENT
NSA 103.6 SQ M / 1115.1 SQ FT



APARTMENT
LOCATOR



1	BEDROOM 1	4.6 x 3.1 M	15'1" x 10'2"
2	BEDROOM 2	4.9 x 2.6 M	16'1" x 8'5"
3	BEDROOM 3	3.7 x 2.5 M	12'1" x 8'2"
4	LIVING & KITCHEN	7.6 x 7.8 M	24'9" x 25'6"

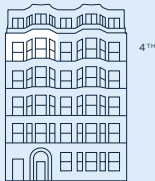
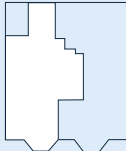


APARTMENT
EIGHT

THREE BEDROOM DUPLEX PENTHOUSE
WITH TERRACE
NSA 136.5 SQ M / 1469.3 SQ FT

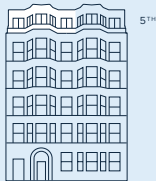
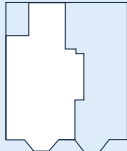


APARTMENT
LOCATOR

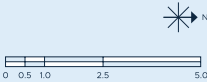


1	BEDROOM 1	6.3 x 4.3 M	20'7" x 14'1"
2	BEDROOM 2	2.8 x 4.1 M	9'2" x 13'5"
3	BEDROOM 3	5.0 x 2.6 M	16'4" x 8'5"

APARTMENT
LOCATOR



5	KITCHEN	6.1 x 3.9 M	20'0" x 12'8"
6	LIVING & DINING	5.1 x 7.7 M	16'7" x 25'3"
7	TERRACE	3.0 x 2.4 M	9'8" x 7'9"

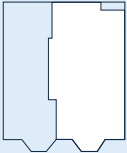


APARTMENT
NINE

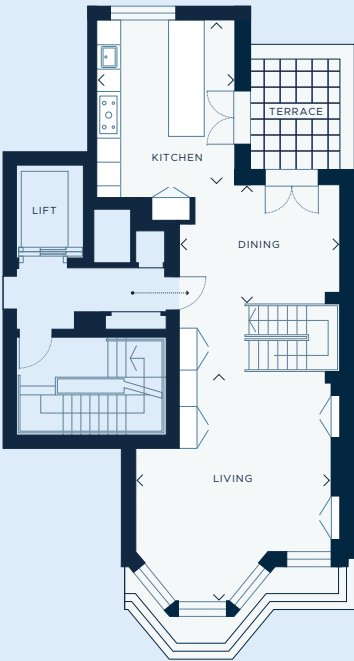
FOUR BEDROOM DUPLEX PENTHOUSE
WITH TERRACE
NSA 174.8 SQ M / 1881.5 SQ FT



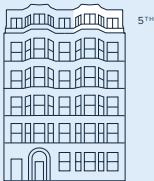
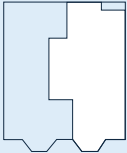
APARTMENT
LOCATOR



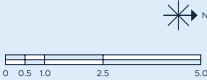
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2	BEDROOM 2	4.9 x 3.1 M	16'1" x 10'2"
3	BEDROOM 3	3.7 x 2.5 M	12'1" x 8'2"
4	BEDROOM 4	4.9 x 2.6 M	16'1" x 8'5"



APARTMENT
LOCATOR



6	KITCHEN	4.7 x 3.8 M	15'4" x 12'5"
7	DINING	3.2 x 4.4 M	10'5" x 14'4"
8	LIVING	6.3 x 5.6 M	20'7" x 18'4"
9	TERRACE	3.0 x 2.4 M	9'8" x 7'9"

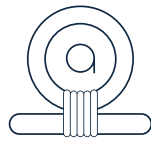


A PROJECT BY ALMAX GROUP

Almax Group is a specialist property development and investment company focused on residential and mixed-use developments. We are a strong, enthusiastic team of professionals with many years of property experience in the UK and international property markets.

We have specialised knowledge of London, the South East and surrounding areas, giving us a competitive advantage over our rivals and puts us in a great position, whatever the economic climate. Almax Group has a proven track record of providing a service that is truly committed to maximising returns on property investment.

1A ST JOHN'S WOOD PARK



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1A ST JOHN'S WOOD PARK

LONDON, NW8