

A COLLECTION OF
NINE LUXURIOUS APARTMENTS



1A

ST JOHN'S
WOOD PARK

LONDON, NW8

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

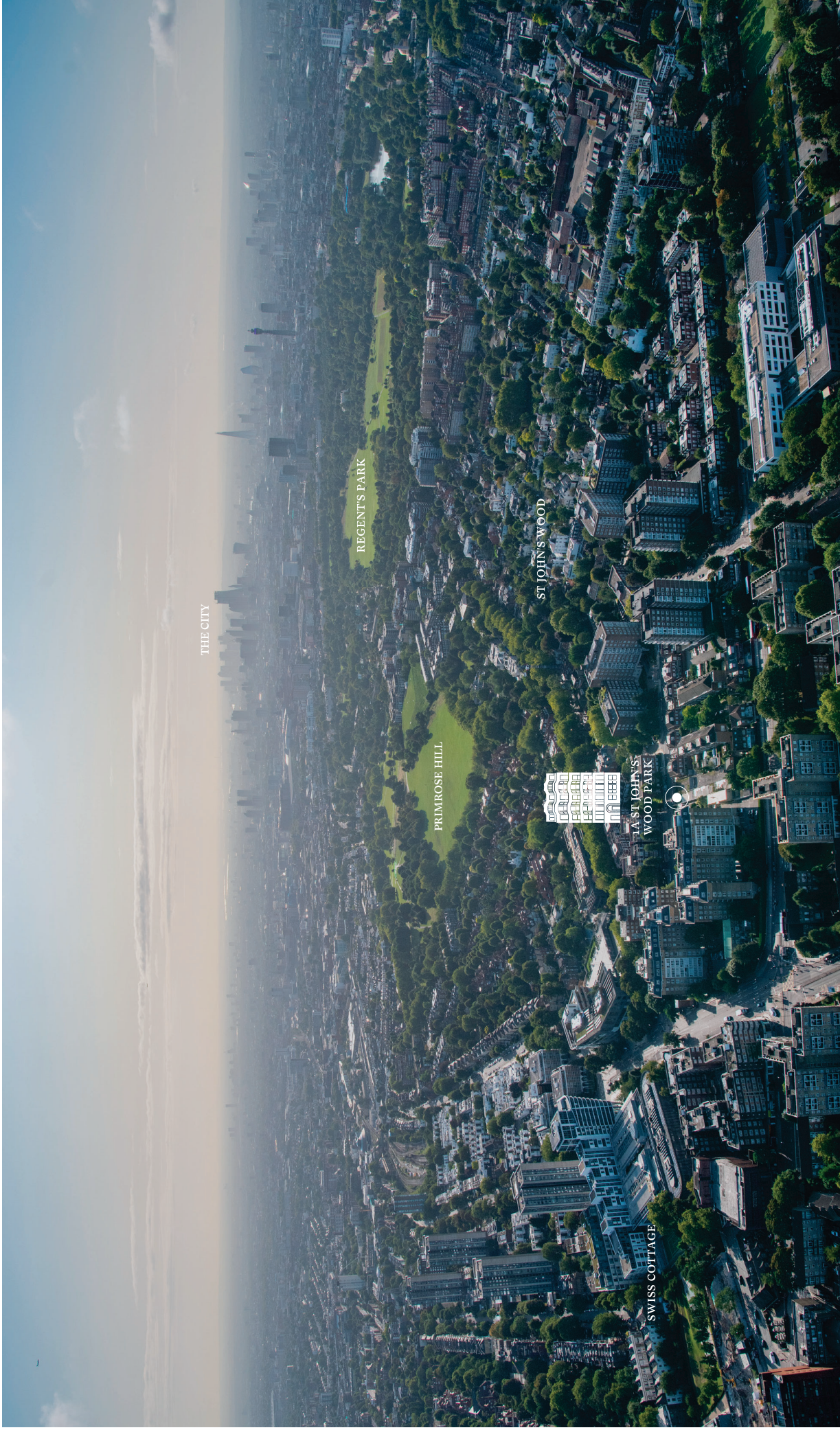
WELCOME TO 1A ST JOHN'S WOOD PARK

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.







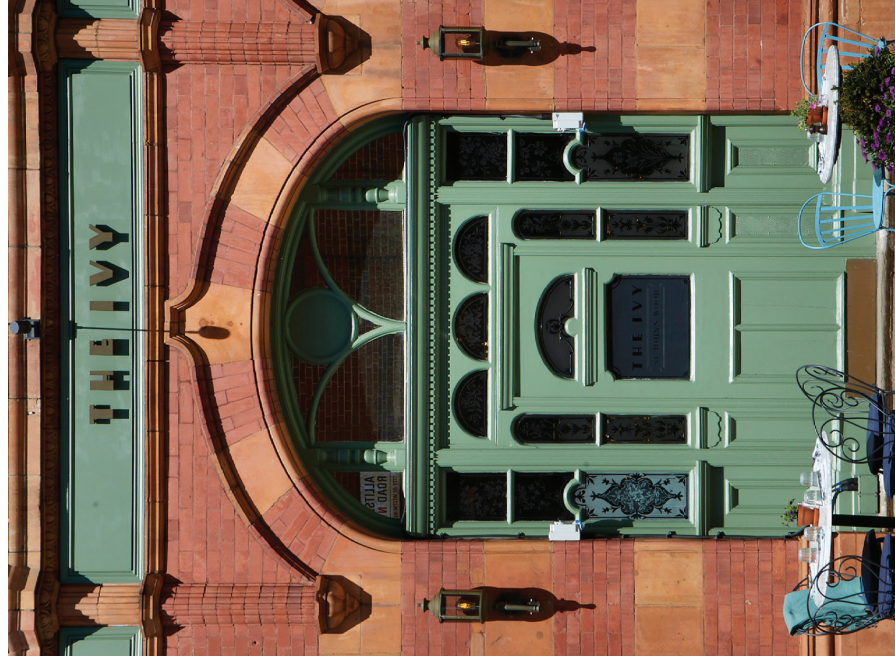
LOCATION

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

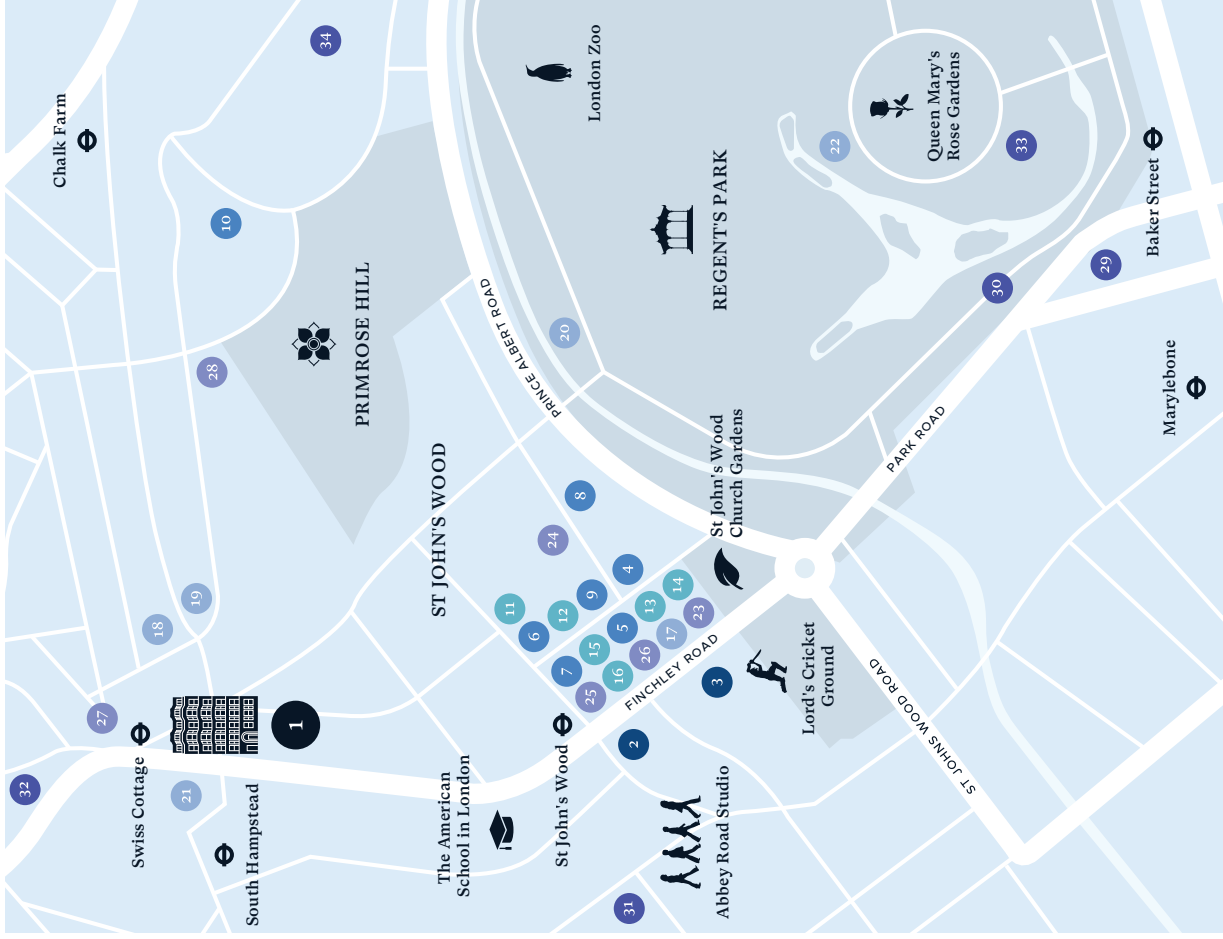
Mirrors and vibrant bird paintings lend this upscale British brasserie a fun-loving atmosphere.



1A ST JOHN'S WOOD PARK

OUR LOCATION	RETAIL	DELI / MARKETS
1 1A ST JOHN'S WOOD PARK	11 DANSK FLOWERS	23 KENT & SONS BUTCHER
	12 LEONIDAS	24 BROWNS OF ST JOHN'S WOOD
	13 ROCOCO CHOCOLATES	25 PANZER'S DELI & FLOWER SHOP
	14 LORDS	26 LAURENTS DELI
	15 SPACE NK	27 SWISS COTTAGE MARKET
	16 NICOLAS	28 PRIMROSE HILL FARMERS MARKET
HEALTH	EDUCATION	
2 ST JOHN & ST ELIZABETH HOSPITAL	17 FACEGYM	29 FRANCIS HOLLAND SCHOOL
3 THE WELLINGTON HOSPITAL	18 SWISS COTTAGE LEISURE CENTRE	30 LONDON BUSINESS SCHOOL
	19 LONDON MARRIOTT HOTEL	31 ABERCORN SCHOOL
	20 REGENT'S PARK RUNNING TRACK	32 SOUTH HAMPSTEAD HS
	21 ODEON LUXE	33 REGENT'S UNIVERSITY LONDON
	22 OPEN AIR THEATRE	34 PRIMROSE HILL SCHOOL
CAFES / RESTAURANTS	FITNESS / LEISURE	
4 SOUTINE	29 FRANCIS HOLLAND SCHOOL	
5 AT FEAST	30 LONDON BUSINESS SCHOOL	
6 UNICO GELATO	31 ABERCORN SCHOOL	
7 GAIL'S	32 SOUTH HAMPSTEAD HS	
8 OSLO COURT	33 REGENT'S UNIVERSITY LONDON	
9 THE IVY	34 PRIMROSE HILL SCHOOL	
10 LEMONIA		

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.



HOTSPOTS





HOTSPOTS



REGENCY PARK

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



ABBEY 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.





TRANSPORT AMENITIES

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

CONNECTIVITY

TRANSPORT LINKS	AREAS OF INTEREST
SOUTH HAMPSTEAD ON FOOT > 5 MIN	MARYLEBONE TUBE > 15 MIN / ROAD > 15 MIN / CYCLE > 10 MIN
ST JOHN'S WOOD ON FOOT > 10 MIN	BANK TUBE > 30 MIN / ROAD > 45 MIN
SWISS COTTAGE ON FOOT > 5 MIN	CANARY WHARF TUBE > 35 MIN / ROAD > 60 MIN
ST JOHN'S WOOD BIKE STATION ON FOOT > 10 MIN	BOND STREET TUBE > 15 MIN / ROAD > 20 MIN / CYCLE > 15 MIN
PARKS	AIRPORTS
PRIMROSE HILL CYCLE > 5 MIN / ON FOOT > 12 MIN	LUTON TUBE > 60 MIN / ROAD > 60 MIN
REGENT'S PARK AND CANAL CYCLE > 5 MIN / ON FOOT > 20 MIN	LONDON CITY TUBE > 55 MIN / ROAD > 60 MIN
HAMPSTEAD HEATH ROAD > 10 MIN / CYCLE > 10 MIN	HEATHROW TUBE > 45 MIN / ROAD > 60 MIN
HYDE PARK ROAD > 15 MIN / CYCLE > 15 MIN	STANSTED TUBE > 90 MIN / ROAD > 80 MIN



1A ST JOHN'S WOOD PARK

THE APARTMENTS

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.



THE APARTMENTS

1A ST JOHN'S WOOD PARK





THE APARTMENTS

1A ST JOHN'S WOOD PARK



INTERIOR FINISHES		KITCHENS	BATHROOM / SHOWER ROOM
• 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.	• 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. • Insinkerator waste disposal. • Miele Pyrolytic Multifunction Single Oven. • Miele gas hob. • Miele combination microwave oven. • Miele integrated tall fridge-freezer (double for large apartments). • Miele built-in fully integrated dishwasher. • Westin built-in high-power extractor. • Dual zone wine cooler (for larger apartments).	• 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.	
LIGHTING / ELECTRICAL		COMMUNAL AREAS	WARRANTY
• Downlights positioned to underside of kitchen wall units. • Satellite / cable TV wiring to living room and bedrooms. • Cat wiring to living room and bedrooms.	• 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.	• 10 years building warranty cover.	
HEATING / COOLING		SECURITY AND ASSURANCE	HIGH QUALITY FINISHES
• Programmable thermostatically controlled individual zone under floor heating. • Comfort cooling to all rooms.	• 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.	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

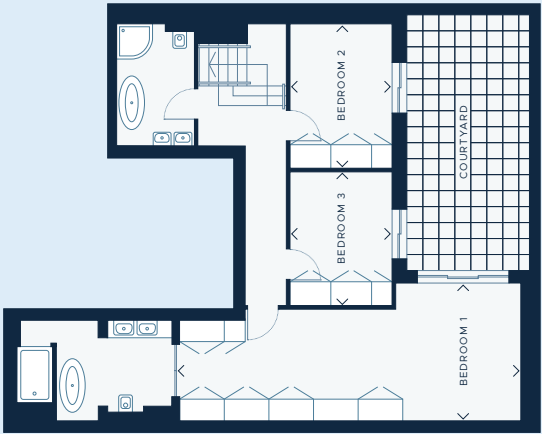
APARTMENT
EIGHT
THREE BEDROOM DUPLEX PENTHOUSE
WITH TERRACE
NSA 136.5 SQ M / 1469.3 SQ FT

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

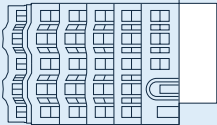
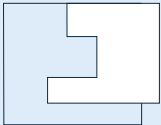
APARTMENT

ONE

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



APARTMENT
LOCATOR

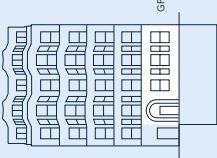
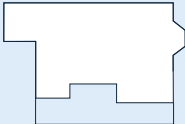


LGF

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



GF

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"



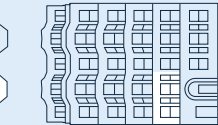
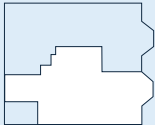
APARTMENT

TWO

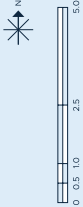
TWO BEDROOM APARTMENT
NSA 71.8 SQ M / 772.8 SQ FT



APARTMENT
LOCATOR



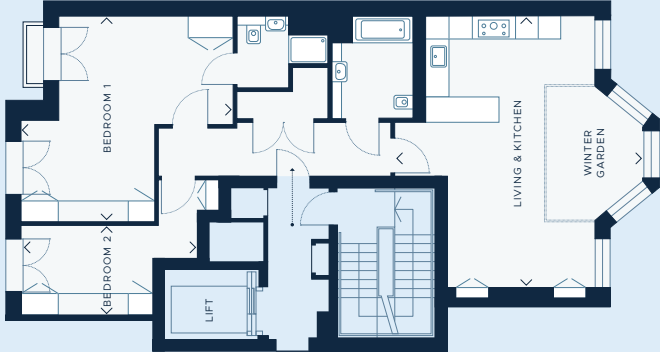
1	BEDROOM 1	3.7 x 3.1 M	12'1" x 10'2"
2	BEDROOM 2	5.0 x 2.5 M	16'4" x 8'2"
3	LIVING & KITCHEN	6.4 x 5.7 M	21'0" x 18'7"



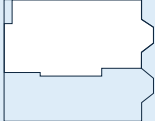
APARTMENT

THREE

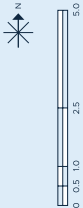
TWO BEDROOM APARTMENT
NSA 104.2 SQ M / 1121.6 SQ FT



APARTMENT
LOCATOR



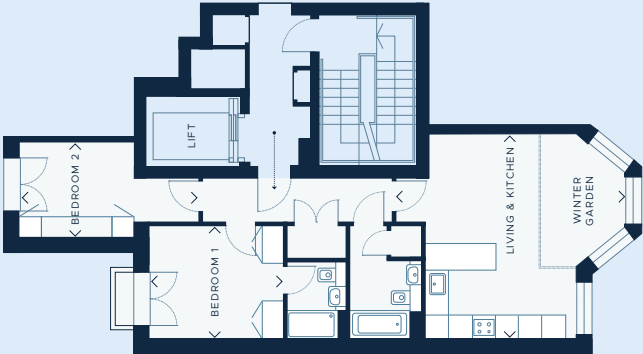
1	BEDROOM 1	4.8 x 5.6 M	15'7" x 18'4"
2	BEDROOM 2	3.6 x 2.5 M	11'8" x 8'2"
3	LIVING & KITCHEN	6.9 x 7.8 M	22'6" x 25'6"



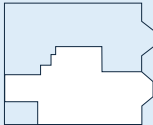
APARTMENT

FOUR

TWO BEDROOM APARTMENT
NSA 71.8 SQ M / 772.8 SQ FT

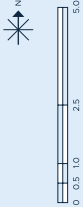


APARTMENT
LOCATOR



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"

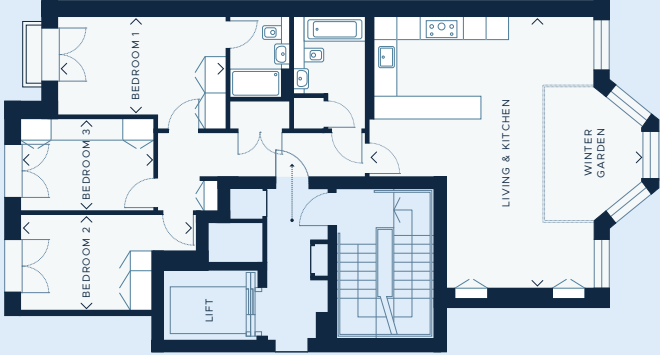
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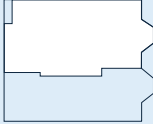
APARTMENT

FIVE

THREE BEDROOM APARTMENT
NSA 103.6 SQ M / 1115.1 SQ FT

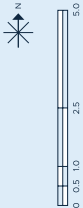


APARTMENT
LOCATOR



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"

2ND



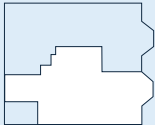
APARTMENT

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"

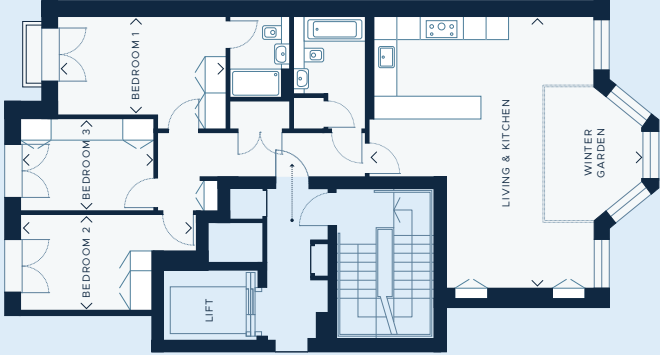
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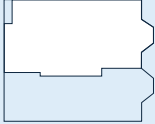
APARTMENT

SEVEN

THREE BEDROOM APARTMENT
NSA 103.6 SQ M / 1115.1 SQ FT



APARTMENT
LOCATOR



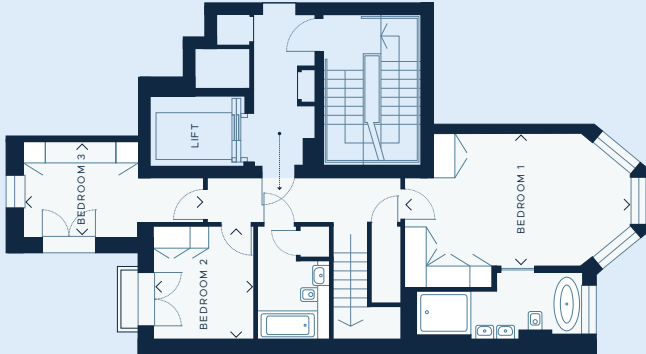
1	BEDROOM 1	4.6 x 3.1 M	15'1" x 10'2"
2	BEDROOM 2	4.9 x 2.6 M	16'1" x 8'5"
3	BEDROOM 3	3.7 x 2.5 M	12'1" x 8'2"
4	LIVING & KITCHEN	7.6 x 7.8 M	24'9" x 25'6"

3rd

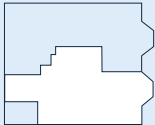


APARTMENT
EIGHT

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



APARTMENT
LOCATOR

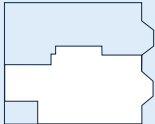


1	BEDROOM 1	6.3 x 4.3 M	20'7" x 14'1"
2	BEDROOM 2	2.8 x 4.1 M	9'2" x 13'5"
3	BEDROOM 3	5.0 x 2.6 M	16'4" x 8'5"

4TH



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"

5TH

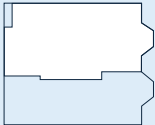


APARTMENT
NINE

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



APARTMENT
LOCATOR

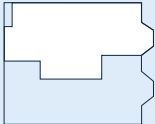


1	BEDROOM 1	5.1 x 5.8 M	16.7' x 19.0"
2	BEDROOM 2	4.9 x 3.1 M	16.1' x 10.2"
3	BEDROOM 3	3.7 x 2.5 M	12.1' x 8.2"
4	BEDROOM 4	4.9 x 2.6 M	16.1' x 8.5"

4TH



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"

5TH





1A ST JOHN'S WOOD PARK

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ALMAX GROUP

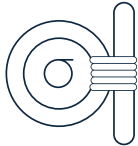
A PROJECT BY ALMAX GROUP

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.

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1A ST JOHN'S WOOD PARK



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A S T O N C H A S E

PROPERTIES OF DISTINCTION

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1A ST JOHN'S WOOD PARK

LONDON, NW8