

ASTONCHASE

astonchase.com

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



THE YOO BUILDING  
17 HALL ROAD  
ST JOHN'S WOOD, NW8

LEASEHOLD

ASKING PRICE £1,695,000  
SUBJECT TO CONTRACT

SOLE AGENT

As the former show flat in the building, this exceptional two bedroom with study duplex apartment (125 sq m/1,349 sq ft) is arranged over the first floor with a mezzanine level in this landmark Philippe Starck designed building.

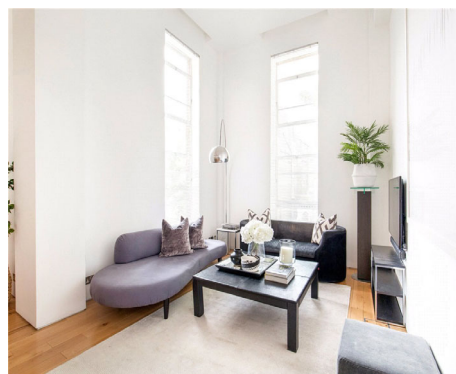
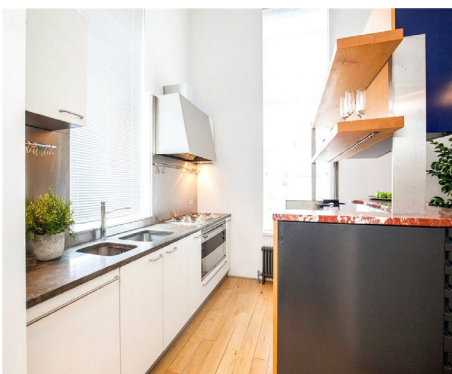
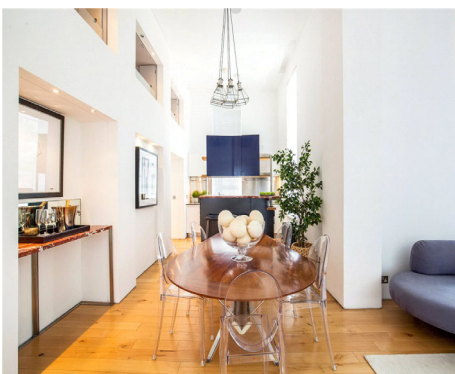
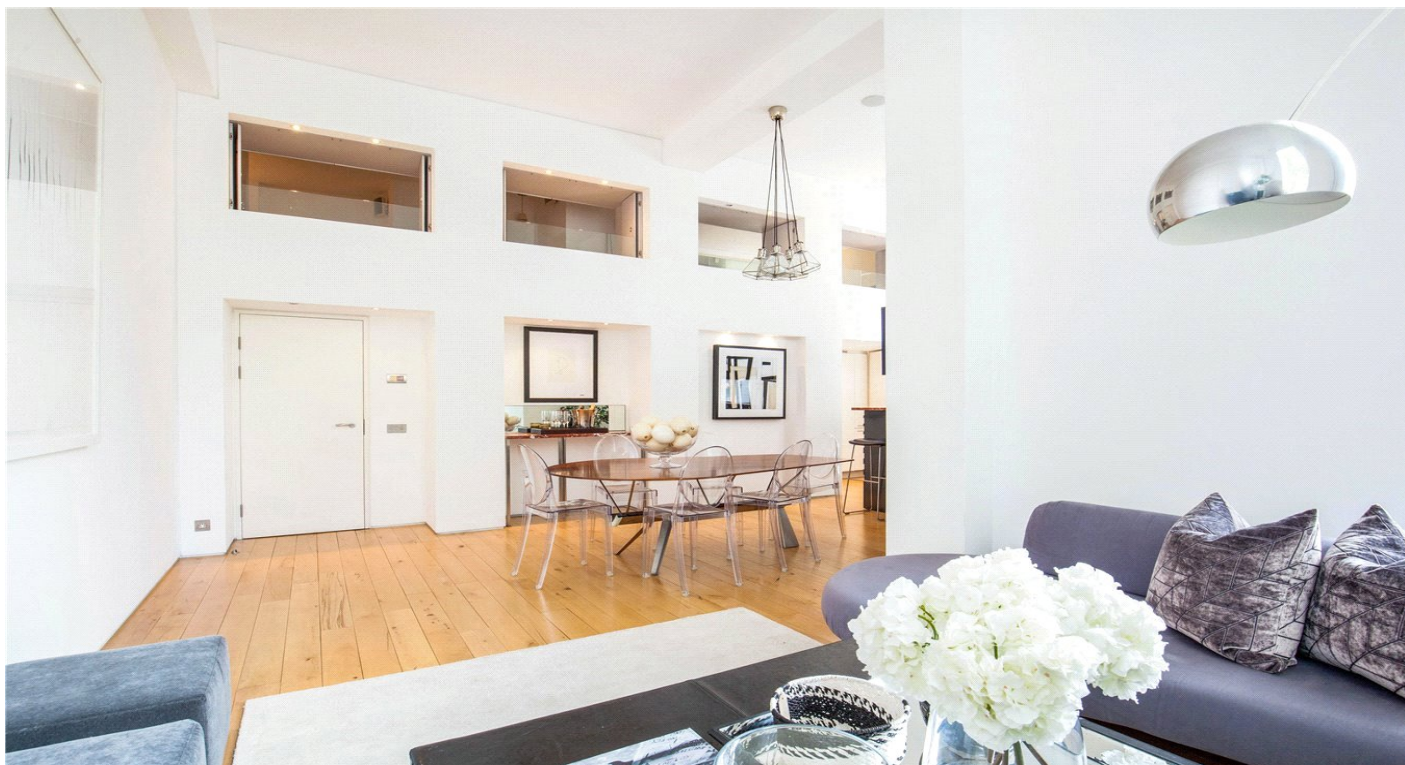
The apartment offers a spacious principal master bedroom with en-suite bathroom and study area, a further bedroom with en-suite shower room, an impressive reception/dining room with high ceilings with an open plan kitchen and a guest cloakroom.

The Yoo Building benefits from 24 hour porterage, a passenger lift and offers off street parking for one car, furthermore the building is conveniently located for all the amenities and transport links offered by both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) Underground Stations.

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## ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- One Further Bedroom
- One Further Bathroom
- Open Plan Reception Room
- Kitchen/Dining Room
- Study/Bedroom Three
- Guest Cloakroom

## AMENITIES

- 24 Hour Porterage
- Private Parking Space

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COUNCIL TAX

Westminster (Band G)

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EPC RATING:

D

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## IMPORTANT NOTICE

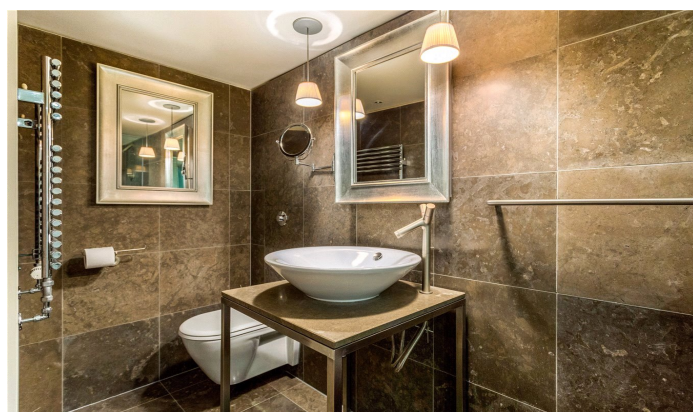
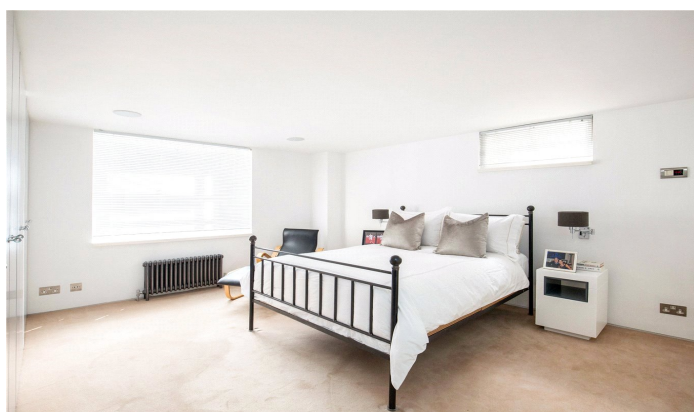
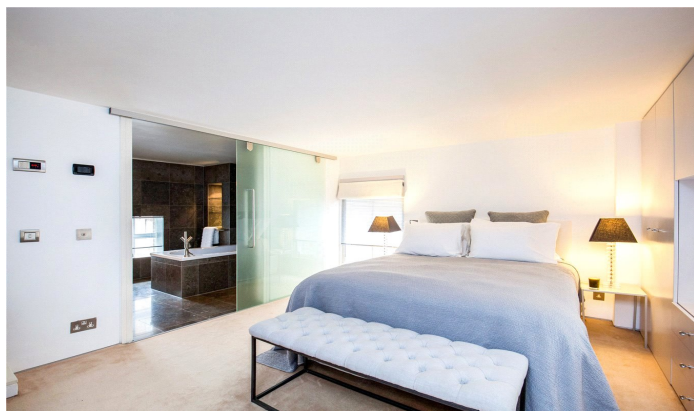
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.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

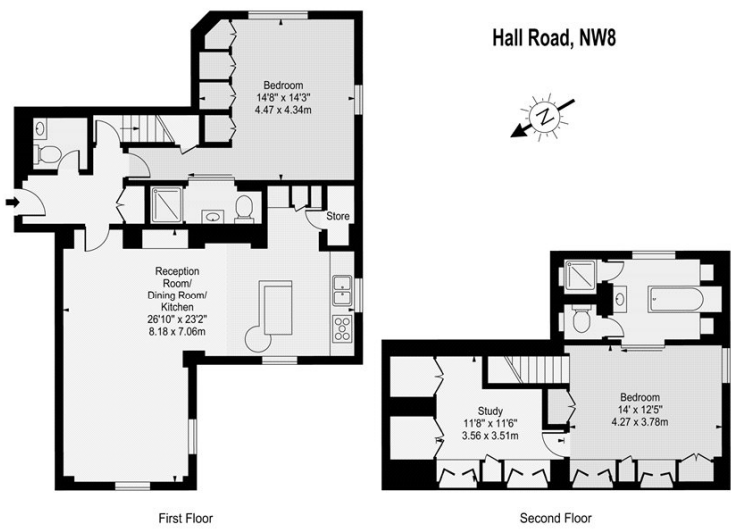


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Approx Gross Internal Area 1349 Sq Ft - 125.32 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.28003

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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