

ASTONCHASE

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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

**ASKIN G PRICE £5,950,000
SUBJECT TO CONTRACT**

JOINT SOLE AGENT

4-6 St Edmund's Terrace (by renowned developer Linton) combines the best of elegant contemporary living with an unparalleled location.

Situated in the heart of one of London's most sophisticated and serene neighbourhoods, St Edmund's Terrace is a striking collection of nine luxury apartments, all of which have been finished to a discerningly high specification.

Floor-to-ceiling windows provide an abundance of natural light throughout the generously proportioned living spaces, and kitchen and bathrooms feature Miele, Quooker and Hansgrohe fixtures and fittings.

Apartment 8 is the Sub-Penthouse which occupies the entire third floor and provides 2,037 sq ft (189 sq m) of luxurious living accommodation. 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.

The interior designed apartment is conveniently serviced by first come, first served underground parking, a daytime concierge service and passenger lift, and benefits from a wealth of modern amenities including comfort cooling, underfloor heating, smart lighting system, and is provisioned for both high-speed internet and integrated ceiling speakers.



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

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