

# 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 250 YEARS**  
**ASKING PRICE £2,595,000**  
**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 neighborhoods.

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

Apartment 3 is situated on the lower ground/ground floor with living space extending to 1,446 sq.ft (134 sq.m). The open plan reception room, which incorporates a dining area and fully fitted open plan 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 provisions for high-speed internet.

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.

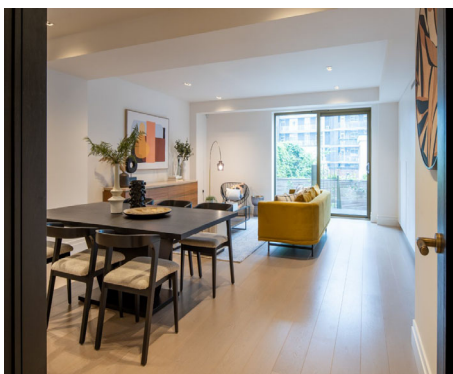
Enviably located between two of London's finest Royal Parks, Primrose Hill & Regents Park, the building additionally benefits from being within close proximity to all of the cosmopolitan amenities of both Primrose Hill Village and St John's Wood High Street.



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## ACCOMMODATION

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

## AMENITIES

- Private Garden
- 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)

## EPC RATING:

TBC

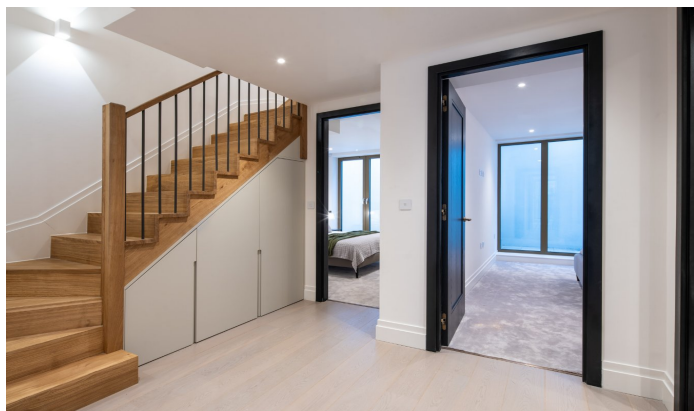
## IMPORTANT NOTICE

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 3  
Lower Ground Floor & Ground Floor



Total Area  
1446 ft<sup>2</sup> / 134 m<sup>2</sup>

Living / Kitchen  
5.89 m x 11.96 m  
19.32 ft x 39.24 ft

Master Bedroom  
5.44 m x 5.14 m  
17.85 ft x 16.86 ft

Bedroom 2  
3.46 m x 4.33 m  
11.35 ft x 14.21 ft

Bedroom 3  
3.17 m x 4.33 m  
10.40 ft x 14.21 ft

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