



St Edmunds Terrace, London, NW8

£2,975,000 *Leasehold*

4  2  4 

A rarely available four-bedroom maisonette which benefits from three balconies, a 30ft reception room, a 20ft reception room, as well as a semi wrap-around roof terrace and an office which occupies the first floor. The property has underground parking and is arranged over five separate floors with a passenger lift between each floor. The lower ground floor level comprises two double bedrooms, two bathrooms and a patio, which would make for an ideal staff accommodation or annex. The upper floors are most impressive with fantastic natural light throughout and en-suites to both bedrooms. There is a separate eat-in kitchen and the property also has potential for modernisation. Located on this peaceful street just off Avenue Road, the property is equidistant from both Regent's Park and Primrose Hill (less than 0.5 miles away). St John's Wood Underground Station (Jubilee Line) is 0.8 miles away



Winkworth St John's Wood

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KEY FEATURES

- Four Bedrooms
- Four Bathrooms
- Three Balconies
- 30ft Reception Room
- Roof Terrace
- Lift
- Patio
- Underground Parking
- Separate Eat-In Kitchen
- Office



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 25/03/2987

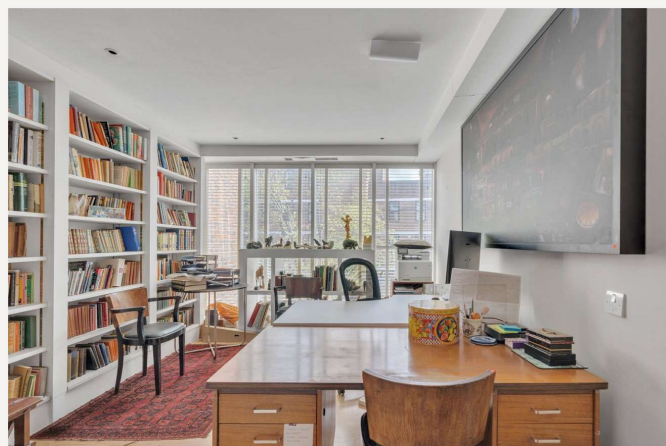
Service Charge: £10,977.12 per annum

Service Charge Note: Includes Reserve Fund Contribution of £1,610 per annum

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: H

EPC rating: C





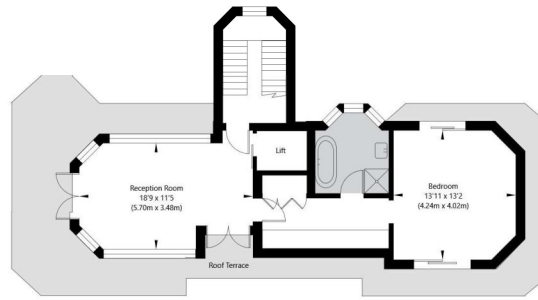
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

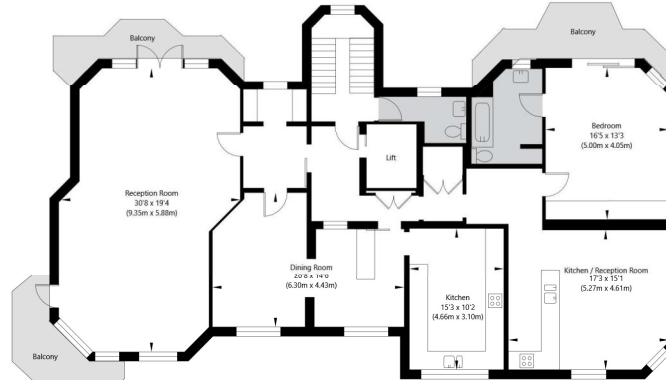


<https://www.winkworth.co.uk/sale/property/SJD210096>

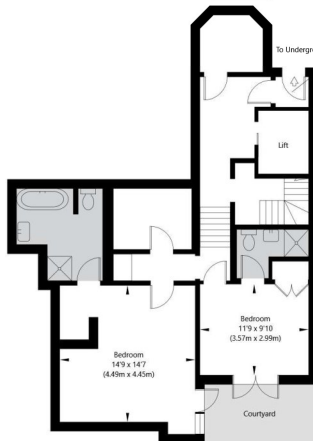
St Edmunds Terrace, London NW8 7QB



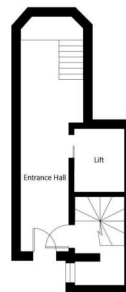
Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 60.66 SQ M / 653 SQ FT



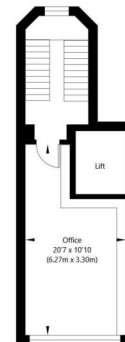
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 179.72 SQ M / 1935 SQ FT



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 77.54 SQ M / 835 SQ FT



Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 22.99 SQ M / 247 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 29.78 SQ M / 321 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 370.69 SQ M / 3991 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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