



## ST EDMUNDS TERRACE, LONDON, NW8 £3,950,000 LEASEHOLD

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.

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

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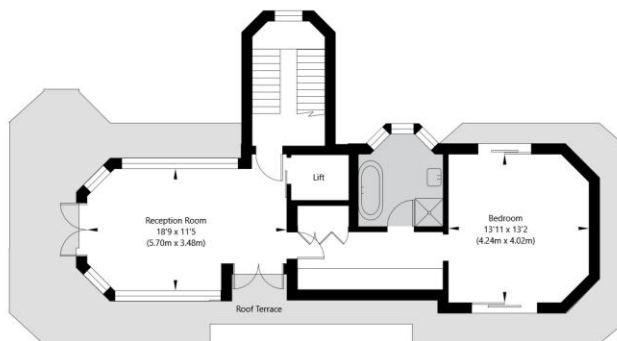
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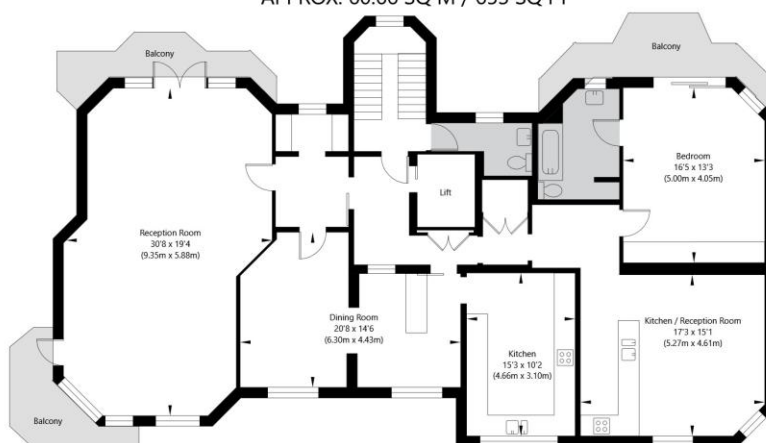




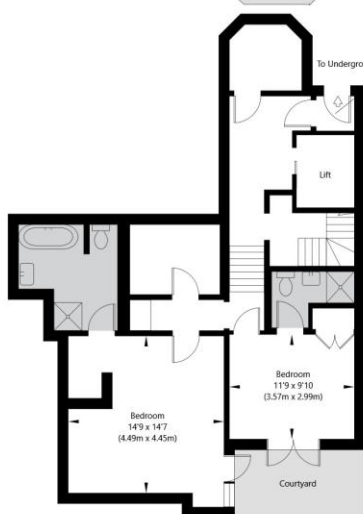
# St Edmunds Terrace, London NW8 7QB



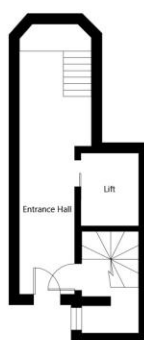
Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 60.66 SQ M / 653 SQ FT



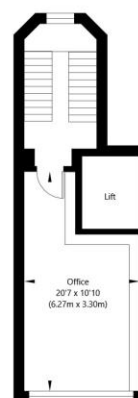
Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 179.72 SQ M / 1935 SQ FT



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



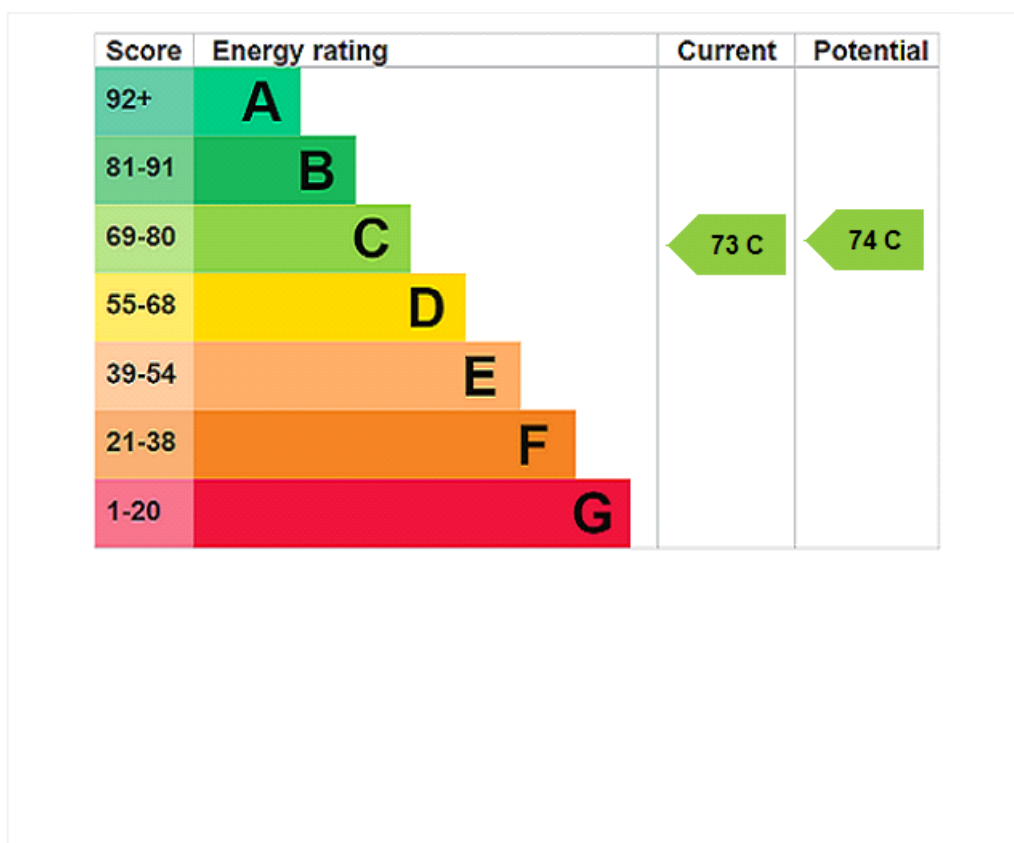
Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 22.99 SQ M / 247 SQ FT



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.



**Tenure:** Leasehold

**Term:** Expires - 25/03/2987

**Service Charge:** £14,522.02 per annum

**Ground Rent:** £ 250 Annually

**Council Tax Band:** H

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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