



## 1A ST JOHN'S WOOD PARK, LONDON, NW8 £1,300,000 LEASEHOLD

An incredible two double bedroom apartment, located on the first-floor of this brand new development designed by the international award-winning architects Maccreanor Lavington. The property benefits from high ceilings with inset LED spotlights throughout, engineered oak wooden flooring with under floor heating and a comfort cooling system to all rooms. The bedrooms are fully equipped with bespoke fitted wardrobes by Novamobili and both benefit from a Juliet balcony. In addition there are two bathrooms (one is en-suite) with floor to ceiling porcelain tiles, Grohe chrome fittings and backlit vanity mirrors. The open-plan Poggenpohl kitchen is exceptional, with fully fitted Miele appliances, a stunning 20mm Caesarstone worktop and breakfast bar area, which leads on to a spacious living room, with bay window overlooking St John's Wood Park. Naturally the development has a secure, portered entrance and is located less than one mile away from the newly landscaped St John's Wood High Street, Regents Park, Primrose Hill, not to mention both Lord's Cricket ground and St John's Wood Underground Station (Jubilee Line).

Principle Bedroom with En-Suite | Second Bedroom | Bathroom | Open Plan Kitchen with Miele Appliances | Reception Room | Balcony | Underfloor Heating | Comfort Cooling System | Portered Entrance | Leasehold

View our virtual tour here: [https://youtu.be/cWq63N\\_osjo](https://youtu.be/cWq63N_osjo)

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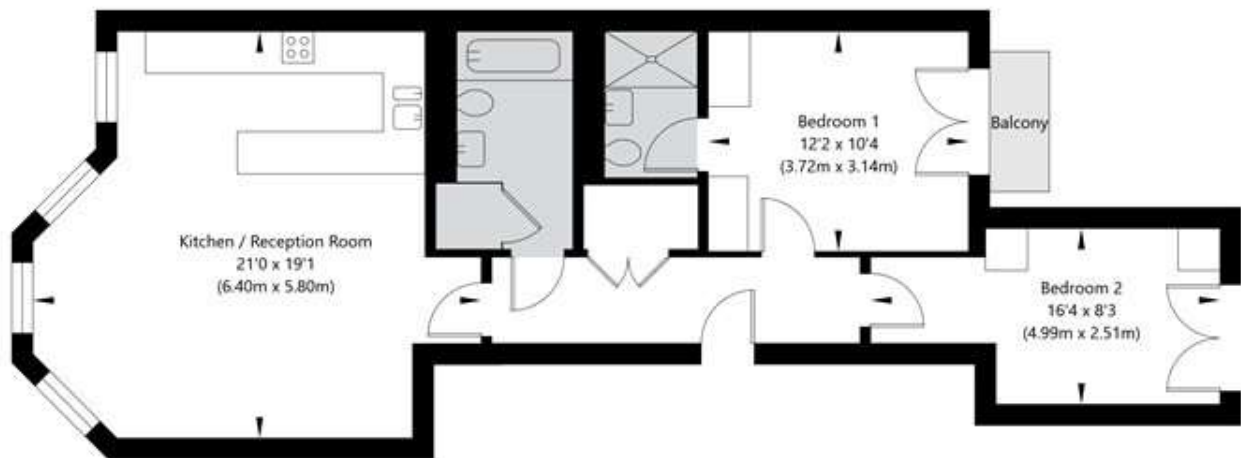
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St John's Wood Park, London NW8 6QS

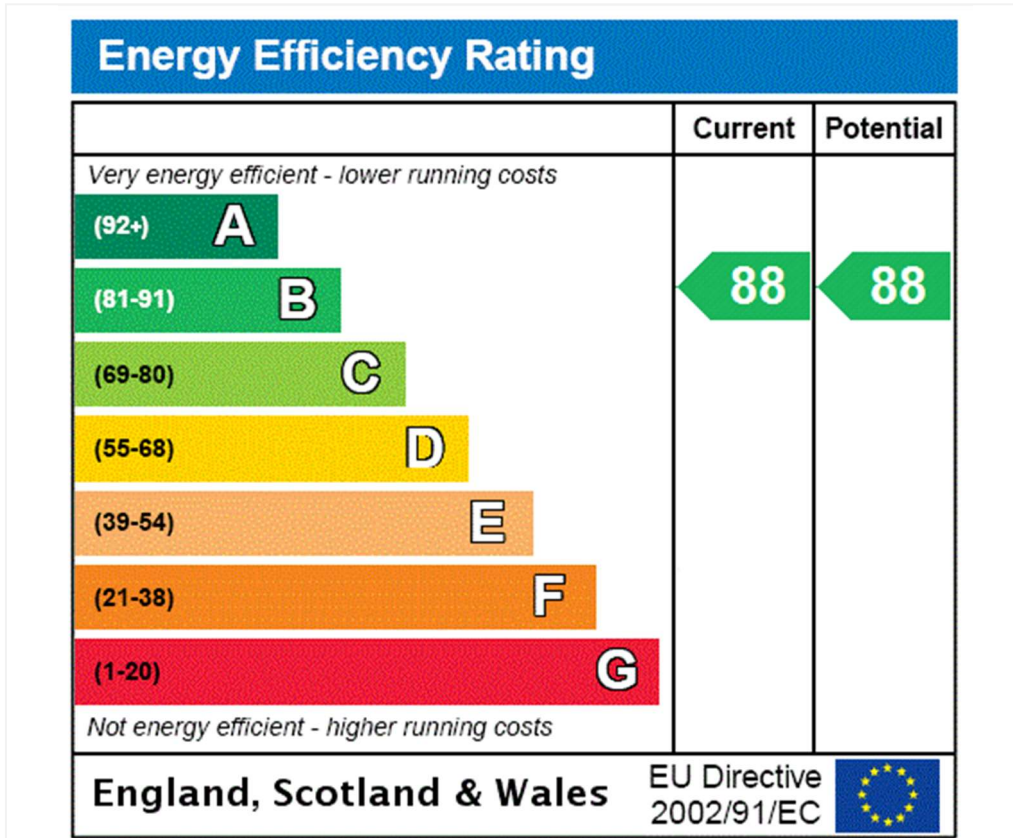
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 71.87 SQ M / 774 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.87 SQ M / 774 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 31/05/3021

**Service Charge:** £6,346.48 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** F

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



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