



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

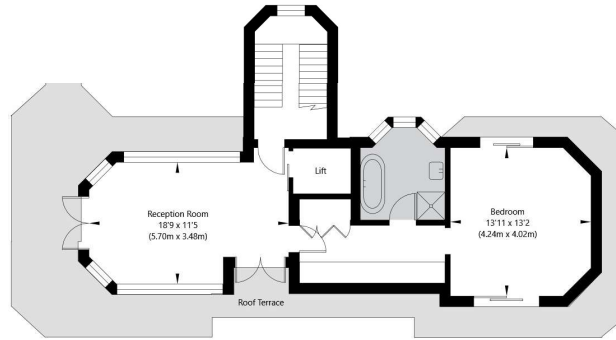
Winkworth

for every step...

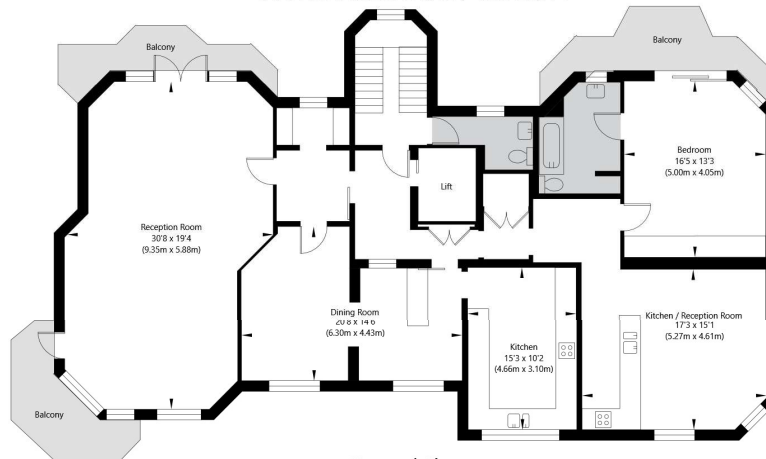
winkworth.co.uk/st-johns-wood



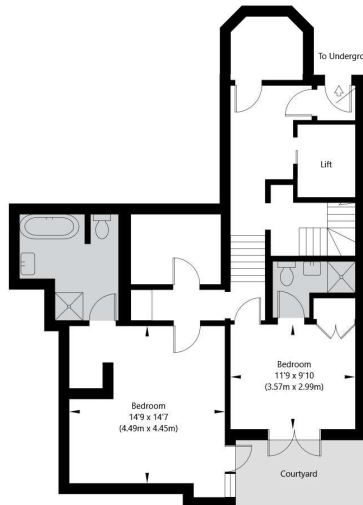
St Edmunds Terrace, London NW8 7QB



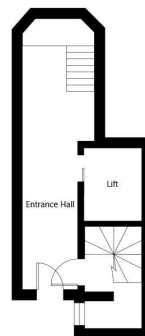
Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 60.66 SQ M / 653 SQ FT



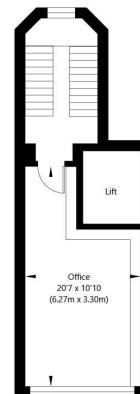
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 179.72 SQ M / 1935 SQ FT



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



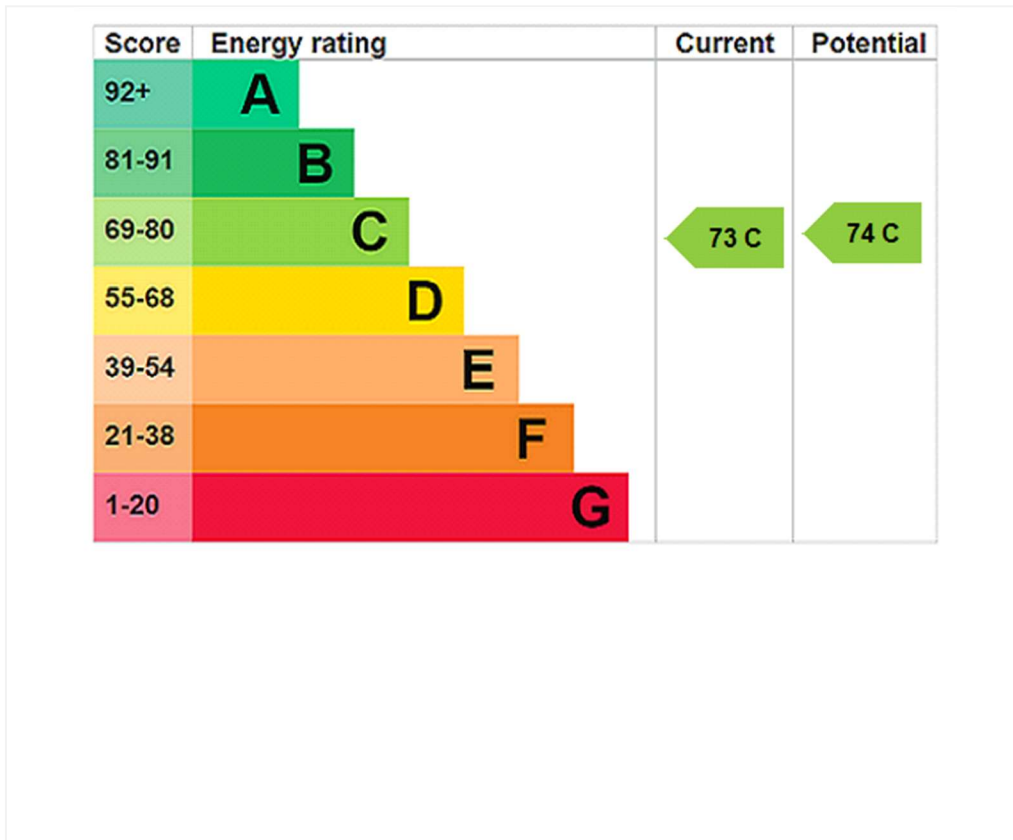
Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 22.99 SQ M / 247 SQ FT



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: £10,977.12 per annum (Includes Reserve Fund Contribution of £1,610 per annum)

Ground Rent: £250 Annually (subject to increase)

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Winkworth

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

for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.