



St. Edmunds Terrace, St John's Wood, London, NW8

£925,000 *Share of Freehold*

2  1  1 

A beautiful two-bedroom apartment, which has an abundance of charm, located on the second-floor of this period conversion less than 200 metres away from both Primrose Hill and Regent's Park. The property has been renovated to a high standard throughout and has far-reaching south-facing views from the main bedroom. This peaceful, tree-lined street is located less than half a mile away from St John's Wood High Street and 0.7 miles away from both St John's Wood Underground Station (Jubilee Line) and Chalk Farm Underground Station (Northern Line).



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

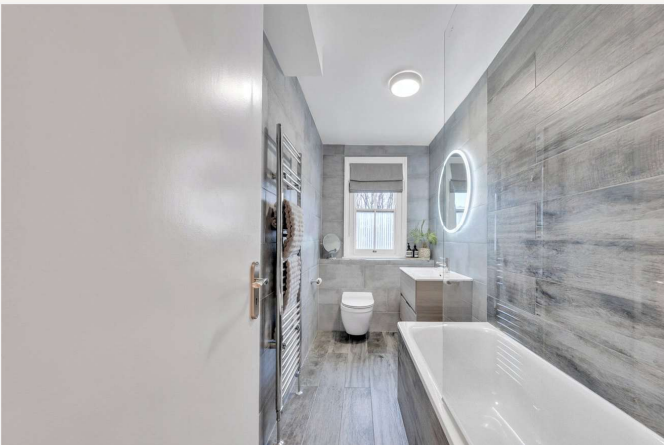
- Two Bedrooms
- Bathroom
- Reception Room
- Separate Kitchen
- 200m From Primrose Hill and Regent's Park
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 24/12/2999
Service Charge: £2,500 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: E
EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

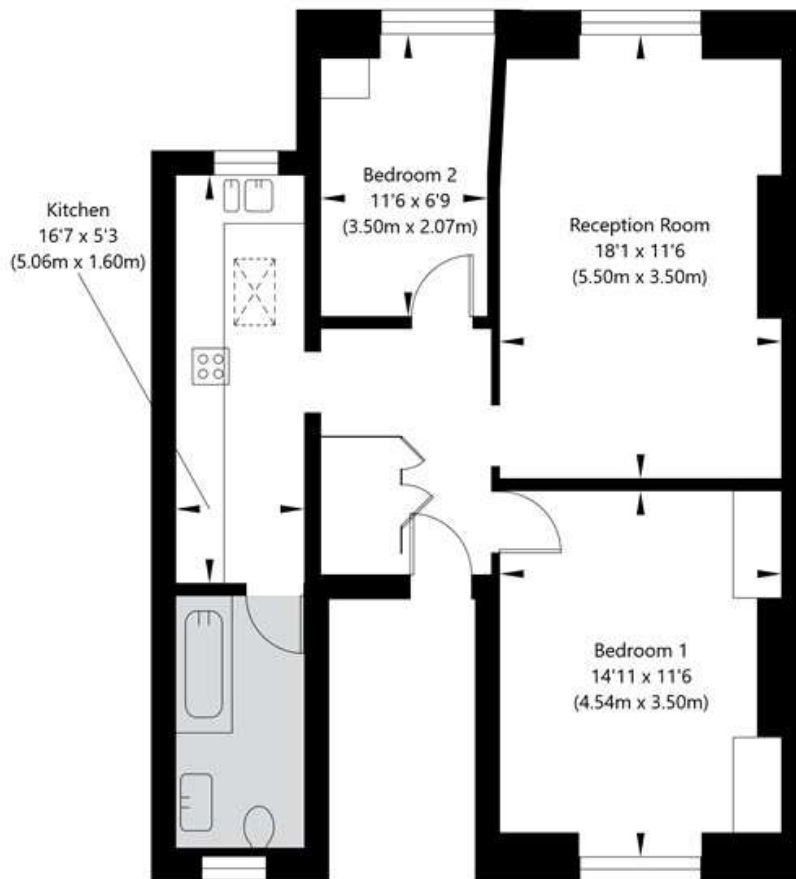
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250232>

St Edmunds Terrace, London NW8 7QP

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 65.03 SQ M / 700 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 65.03 SQ M / 700 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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.