



## A spectacular lateral penthouse with direct views over the London skyline

**St. James Close, St. John's Wood, London, NW8**

Guide Price £10,250,000 Leasehold (Lease Expiry December 25, 2128)







Views across the London skyline & Regent's Park •  
Roof Terraces • Lift • Daytime porter • Private  
parking for 3 cars

### About this property

An extremely rare penthouse apartment (374.94 sq m/ 4,036 sq ft), set on the sixth floor of this well regarded purpose built block. Offered in very good condition, the Penthouse which has direct lift access, offers vast open plan living in the form of a sumptuous reception area, dining area leading onto kitchen/breakfast area. The property benefits a large principal suite with walk in wardrobe, 3 further bedroom suites. All reception areas and bedroom suites have direct access onto private terraces.

Additional benefits include a large wrap around terrace with south facing views across Regent's Park and the London skyline, secure parking for three cars and a resident concierge.

### Local Information

St. James's Close is located on the Prince Albert road 0.5 of a mile from all the shops and amenities of St. John's Wood high street and 0.7 of a mile from St. John's Wood underground station (Jubilee).

### Tenure

Leasehold (Lease Expiry December 25, 2128 )

### Local Authority and Council Tax

Westminster  
Band H

### Ground Rent

£0 per annum ( )

### Service Charge

£14,336.76 per annum

### Energy Performance

EPC Rating = To be confirmed

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office. Telephone: +44 (0) 203 043 3600.

















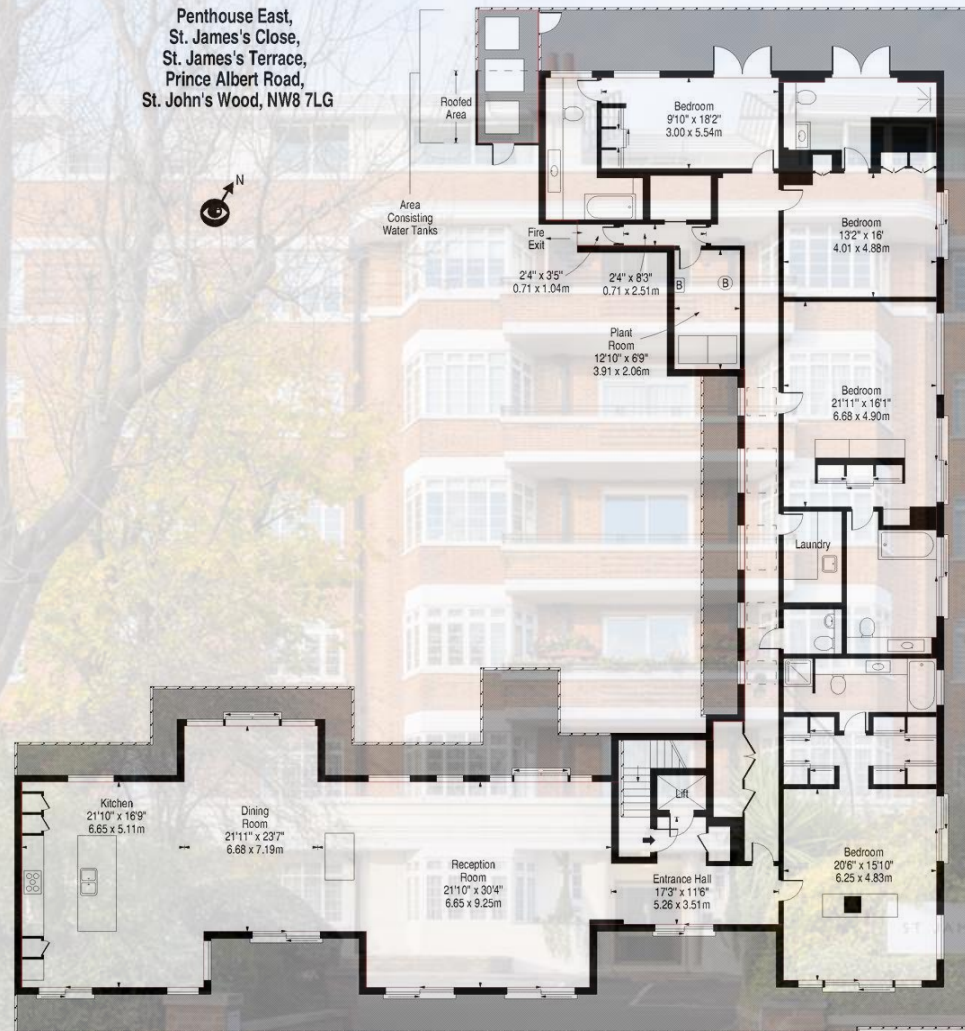
**St. James Close, St. John's Wood, London, NW8**  
**Gross Internal Area 4,036 sq ft, 375 m<sup>2</sup>**



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