



**AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED LATERAL APARTMENT
IN A LUXURY PURPOSE BUILT BLOCK**

EMBASSY COURT, 45 WELLINGTON ROAD, ST. JOHN'S WOOD, LONDON, NW8

Guide Price £5,950,000 - Leasehold



- High spec apartment
 - Portered block
- Generously proportioned throughout
 - Concierge service
- Secure underground parking
 - Leasehold

4 Bedrooms • 4 Bathrooms • 2 Reception rooms

Description

An exceptionally presented lateral apartment set on the first floor of this highly regarded purpose built block. The property comprises a spacious reception room and dining room which both lead onto a private patio. All of the bedrooms have en suite bathrooms and the master bedroom features a generous walk in wardrobe.

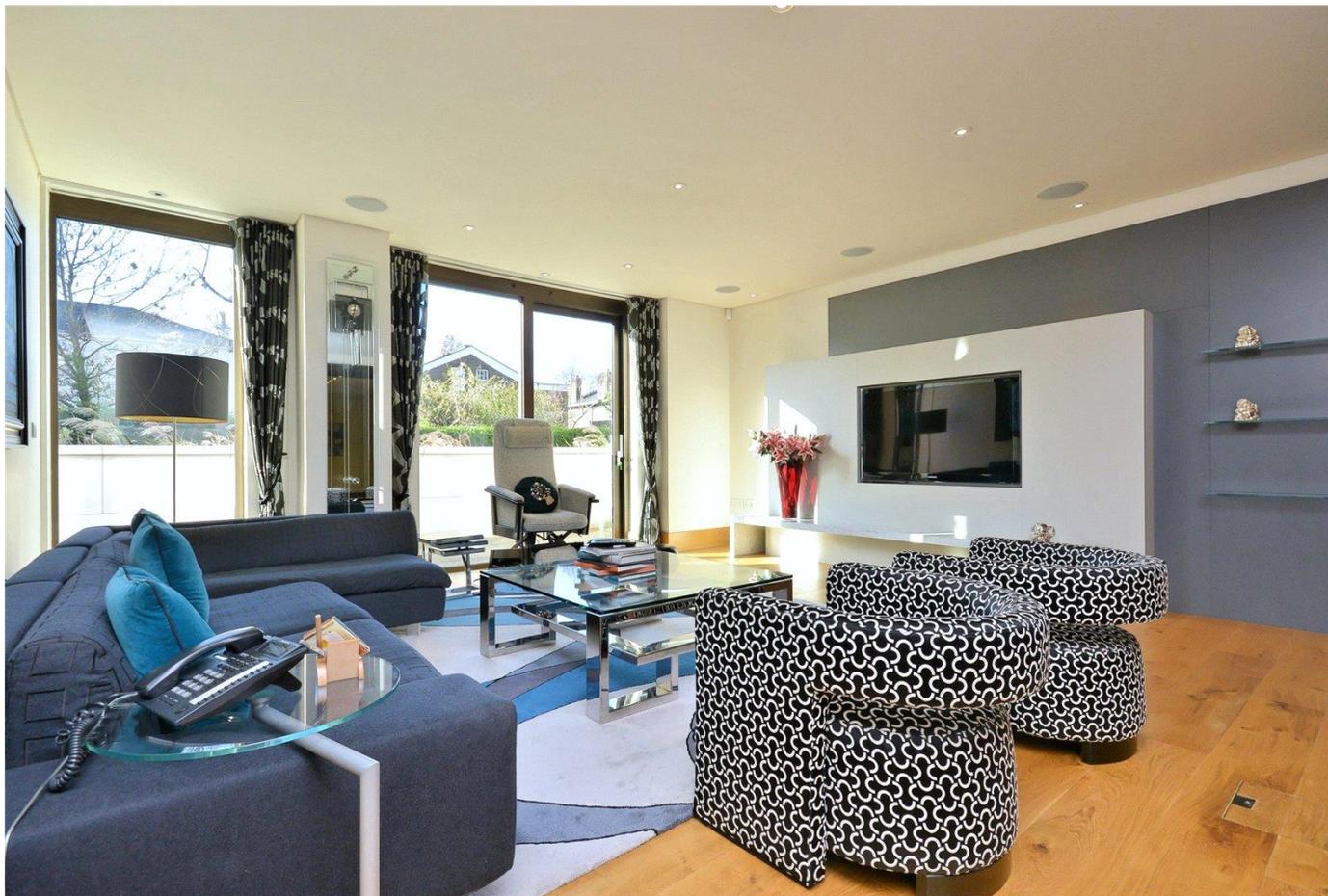
Further benefits include a 24 hour concierge, an allocated underground parking space, a lift and direct access to the buildings landscaped communal gardens.

Location

Embassy Court is conveniently located on Wellington Road and is 0.2 miles from St John's Wood High Street and all of its fashionable shops, cafes and boutiques. The apartment is also located 0.2 miles from the famous Lords Cricket Ground and just moments from the green open spaces of Regents Park (0.4 miles) and Primrose Hill (1 mile).

Viewing

Strictly by appointment with Savills.



Embassy Court , NW8

289 sq m (3,112 sq ft)

For identification purposes only. Not to scale

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First Floor



St. John's Wood & Regents Park

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	