



**A RARE OPPORTUNITY TO PURCHASE A THREE BEDROOM APARTMENT IN THIS  
PRESTIGIOUS DEVELOPMENT**

ST. EDMUNDS TERRACE, LONDON, NW8

**Guide Price £7,000,000 – Share of Freehold**

**savills**



- 
- Reception room • Kitchen
  - 3 bedrooms (2 en suite) • further bathroom
  - Guest cloakroom • Study
  - 286 Sq m (3,083 Sq ft)
- 

### Description

A three bedroom apartment in this luxury development. Internally the apartment has a vast open plan kitchen/breakfast room and reception room. The property has views across Primrose Hill. The development itself has been designed by renowned architects Squire & Partners and built by developers CIT, and benefits from 24 hour concierge, swimming pool, gym facilities & underground parking.

### Location

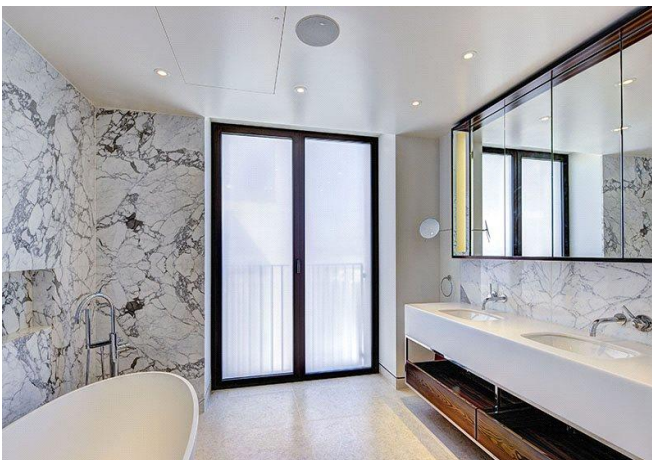
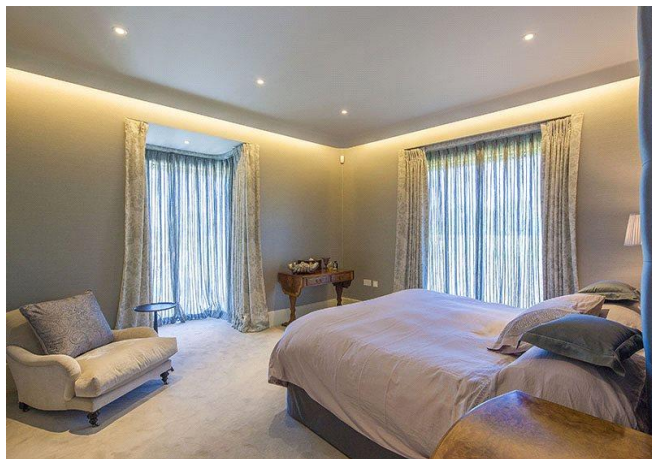
The St Edmund's Terrace development is situated between Regent's Park and Primrose Hill, whilst also being within 0.2 miles of St. John's Wood High Street, and 0.3 miles of St. John's Wood underground station (Jubilee line). Similarly, the delights of picturesque Primrose Hill village are a mere 0.3 miles away across the Hill itself.

### Viewing

Strictly by appointment with Savills.







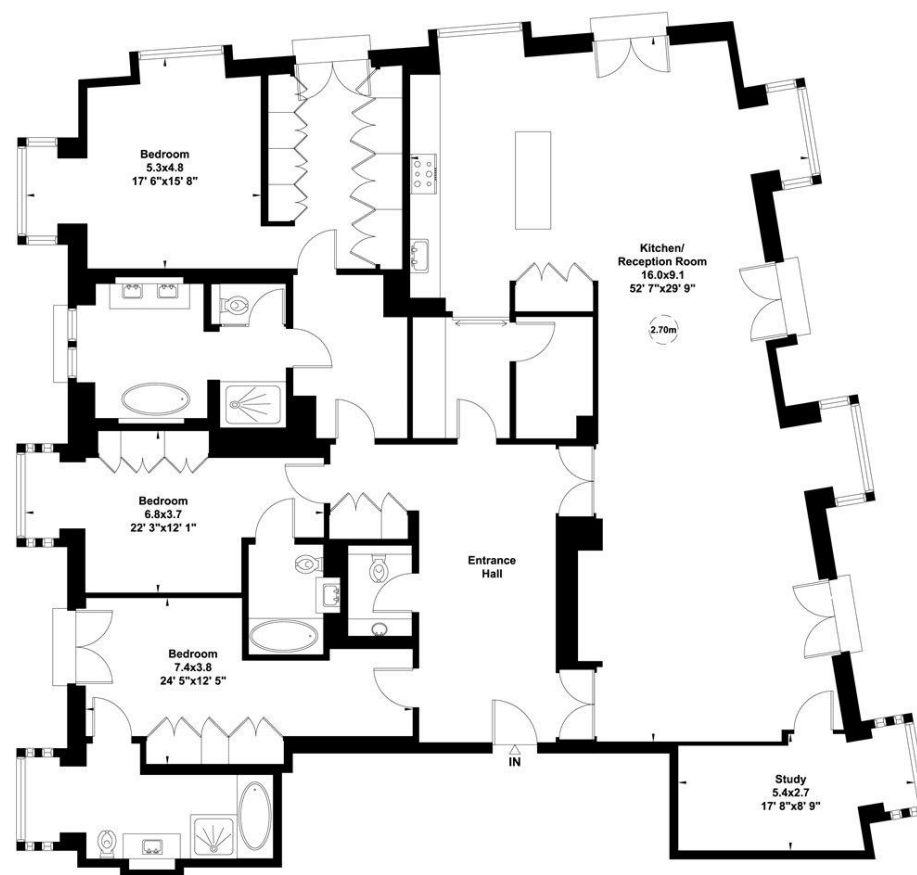
## St Edmunds Terrace, NW8

Gross internal area (approx.)

286 Sq m (3083 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Third Floor



**St John's Wood & Regent's Park**  
Zach Madison  
zmadison@savills.com  
**+44 (0) 20 3043 3600**

**savills.co.uk**

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20170530EDCO

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	