



**A RARE OPPORTUNITY TO PURCHASE A FOUR BEDROOM PENTHOUSE IN THIS PURPOSE  
BUILT BLOCK WITH PORTERAGE PARKING AND FAR REACHING WESTERLY VIEWS**

CAVENDISH HOUSE, 21 WELLINGTON ROAD, ST JOHN'S WOOD, LONDON, NW8

**Guide Price £5,950,000 - Share of Freehold**

**savills**



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Garage • Porter • Share of Freehold • Interior  
Designed • Newly refurbished • Terrace  
• Westerly facing views across Lord's Cricket  
Ground's

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4 Bedrooms • 4 Bathrooms • 2 Receptions

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### Description

A four bedroom penthouse apartment in this purpose built block. Internally the apartment has a vast open plan living/dining room area leading onto a balcony/terrace, kitchen/breakfast room which leads into a private dining room. There is also a large terrace which spans the footprint of the apartment which can be accessed from the balcony in the apartment. The property offers extensive views across Lord's Cricket Ground's. Further benefits include portorage and secure garage.

### Location

Embassy Court is conveniently located on Wellington Road NW8, approximately 0.2 miles from St John's Wood High Street and all of its fashionable shops, cafes and boutiques. The apartment is also located approximately 0.2 miles from the famous landmark that is Lords Cricket Ground and just moments from the green open spaces of Regents Park (approximately 0.4 miles) and Primrose Hill (approximately 1 mile).

### Energy Performance

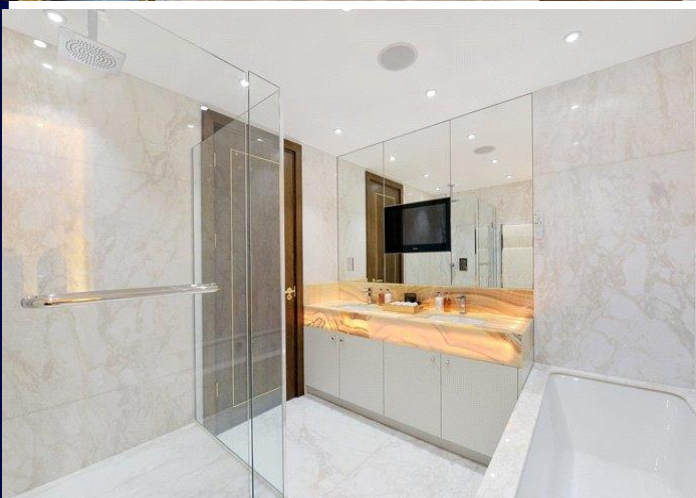
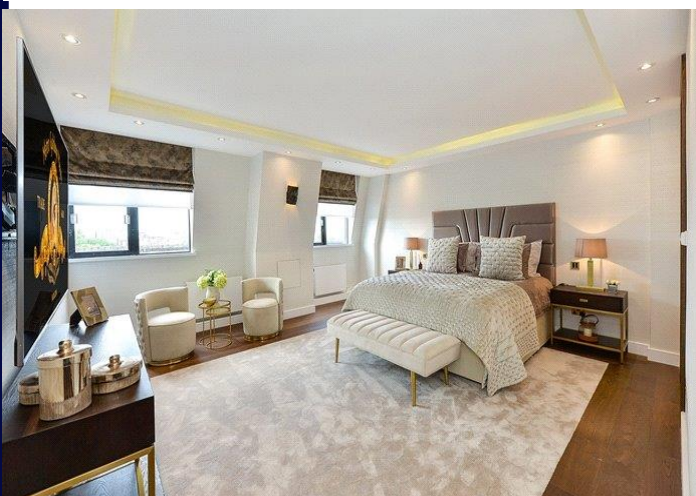
A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.





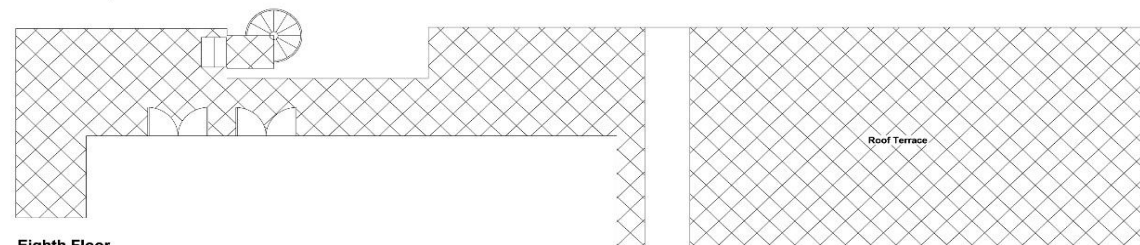


## Cavendish House, Wellington Road, NW8

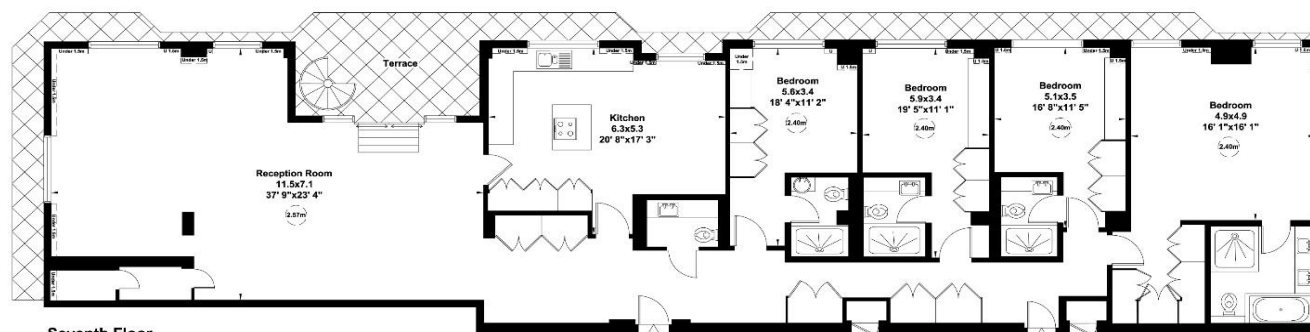
Gross internal area (approx.)  
242 Sq m (2606 Sq ft) Including Under 1.5m

Terrace area (approx.)  
135 Sq m (1458 Sq ft)

For identification only, Not to Scale



Eighth Floor



Seventh Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





**St. John's Wood & Regents Park**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(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