



## A RARE OPPORTUNITY TO PURCHASE A FOUR BEDROOM DUPLEX PENTHOUSE

ST. EDMUNDS TERRACE, ST JOHN'S WOOD, LONDON, NW8

Guide Price £10,000,000 - Share of Freehold



Set within a new luxury development • Features a wrap-around balcony • extensive views over Primrose Hill • 24 hour porterage • Secure underground parking for two cars • Gym • Swimming Pool

4 Bedrooms • 4 Bathrooms • 2 Receptions

### Description

A four bedroom duplex penthouse apartment in this luxury new development. Internally the apartment has a vast open plan kitchen/breakfast room and reception room, which leads into a private dining room. There is also a wrap – around balcony which can be accessed by every single room in the apartment. The property offers extensive views across Primrose Hill, Regent's Park and the London city skyline. 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.

\*NOTE: Photos are from October 2017

### 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.

### Energy Performance

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

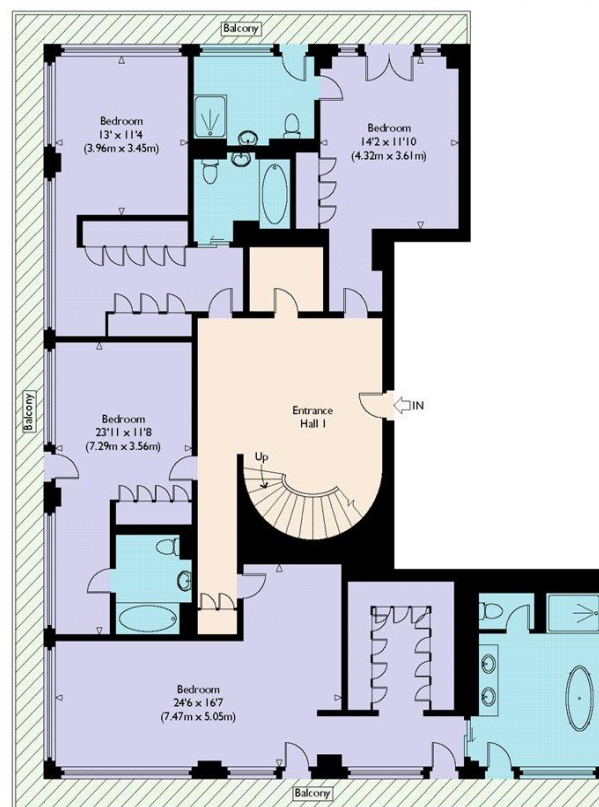
### Viewing

Strictly by appointment with Savills.

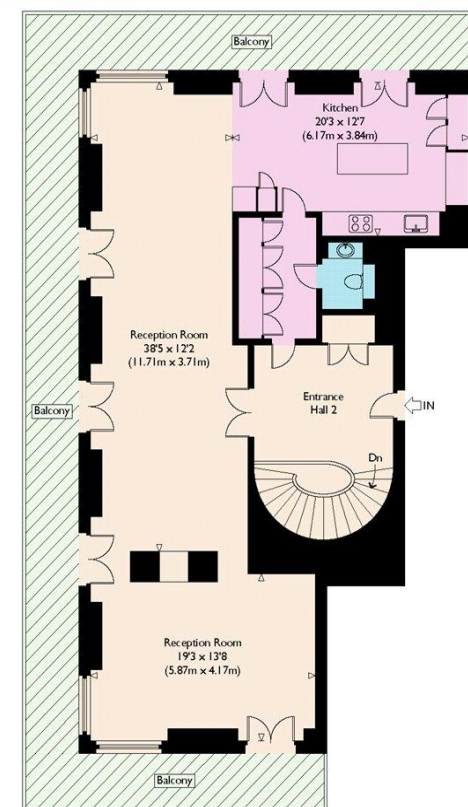


# St. Edmunds Terrace, NW8

Approximate Gross Internal Floor Area : 3368 sq ft / 312.9 sq m



Fourth Floor



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



## 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>	78	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