

An unmodernised penthouse apartment in the heart of NW8

savills

- Lateral four bedroom penthouse apartment
- Porter, lift, two covered car park spaces
- Balcony and incredible roof terrace, overlooking Lords Cricket Ground • Refurbishment opportunity
  - Share of Freehold

# About this property

An opportunity to acquire and re-model a large and well-proportioned principal apartment situated on the top floor of a desirable mansion block overlooking lords cricket ground. The apartment which has excellent ceiling volumes throughout, comprises of a large reception room, a partially separate dining room with steps leading onto a south facing balcony that wraps around the length of the flat and a separate kitchen. A large principle suite and three additional bedrooms all of which have the advantage of en-suite facilities and a significant amount of storage space. The property further benefits from an allocated underground parking space, a lock up garage, the buildings porter and lift services, a cloakroom shower and a near 3000 sq ft private roof terrace with spectacular far reaching views across London's skyline.

# **Local Information**

Cavendish House 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).

### Tenure

Share of freehold (970 years remaining)

## **Local Authority**

Westminster

# **Energy Performance**

EPC Rating = D

# Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office. Telephone: +44 (0) 20 3043 3600.















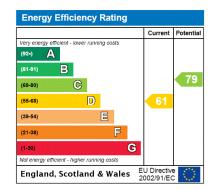






# Cavendish House Approx. Gross Internal Area 2414 Sq Ft - 224.27 Sq M For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquines and full survey as to the correctness of extractions. Any areas, measurements or distances quoted are approximate and should not be used to value a property to be the basis of any sale or let.



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