



## An unmodernised penthouse apartment in the heart of NW8

**Cavendish House, 21 Wellington Road, St John's Wood, London, NW8**

£3,950,000 Share of freehold (970 years remaining)





- 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, 21 Wellington Road, St John's Wood, London, NW8  
Gross Internal Area 2414 sq ft, 224.3 m²

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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>		
(55-68) <b>D</b>	61	79
(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 	

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