

ASTON CHASE



ST EDMUNDS TERRACE

Primrose Hill, NW8

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A luxurious first floor apartment finished to the highest of specification with air conditioning and wooden floors throughout. Comprising of two double bedrooms, two en-suite bathrooms, open plan reception room/dining area, kitchen and a guest cloakroom. The building further benefits from underground parking, 24 hour porterage and 5 star spa and leisure facilities including a 20m swimming pool, steam room and state of the art gym.

The development is surrounded by beautifully landscaped courtyard gardens and is adjacent to the charming Primrose Hill. Additionally, it enjoys close proximity to the expansive greenery of Regent's Park and the vibrant St John's Wood High Street.

ACCOMMODATION

2 Bedrooms with En-Suite Bathrooms, Open Plan Kitchen/Living Area, Guest Cloakroom

AMENITIES

Underground parking by separate negotiation
24-hour porterage,
Spa and leisure facilities
20m swimming pool,
Steam room
State of the art gym



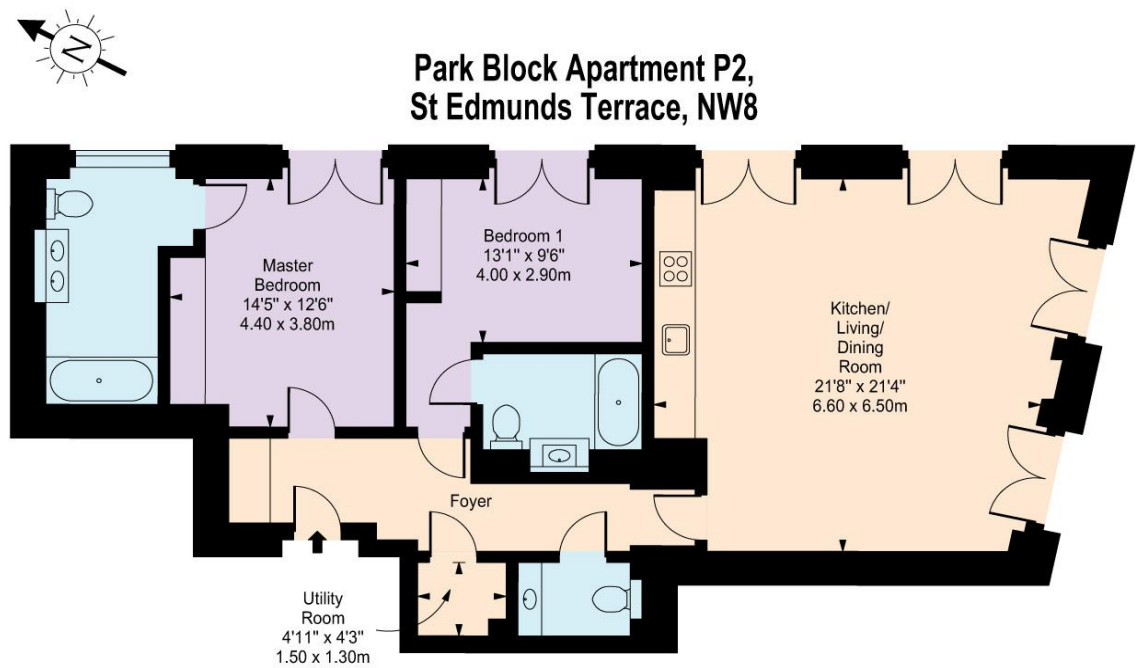
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Ground Floor

Approx Gross Internal Area 1194 Sq Ft - 110.92 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.26547

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

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IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.