



## ST EDMUNDS TERRACE

London  
NW8

Guide Price  
£3,250,000

Sole Agent

A unique opportunity to acquire a beautifully appointed two bedroom, two bathroom (110.92 sq m/1,193 sq ft) lateral apartment with high ceilings situated on the raised ground floor overlooking Primrose Hill.

Designed by renowned architects Squire & Partners, 50 St Edmunds Terrace has been developed for secure, luxury living and features full leisure facilities including 24 hour uniformed concierge, a private residents only 20m swimming pool, steam room and state of the art gymnasium set within elegantly landscaped courtyard gardens.

The apartment is sold with the benefit of one secure underground designated parking space.

Situated a moments' walk from Primrose Hill, St Edmund's Terrace is enviably located 0.6 miles from St Johns Wood Underground Station (Jubilee Line) which provides access to the West End and Canary Wharf, the shops and amenities of St Johns Wood High Street are a short walk away and the landscaped gardens of Regents Park is located 0.1 miles from the apartment which boasts a beautiful boating lake and 410 acres of parkland.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

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Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

Guide Price  
£3,250,000  
Subject To Contract

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Leasehold 988 Years Remaining

Service Charge: £19,600 P/A  
(Including parking and reserve fund)

Ground Rent: £750 P/A



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## ACCOMMODATION

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

## AMENITIES

- Spa
- Swimming Pool
- Concierge
- Gym
- Air Conditioning
- Underfloor Heating
- Electric Charging Point

COUNCIL TAX: G

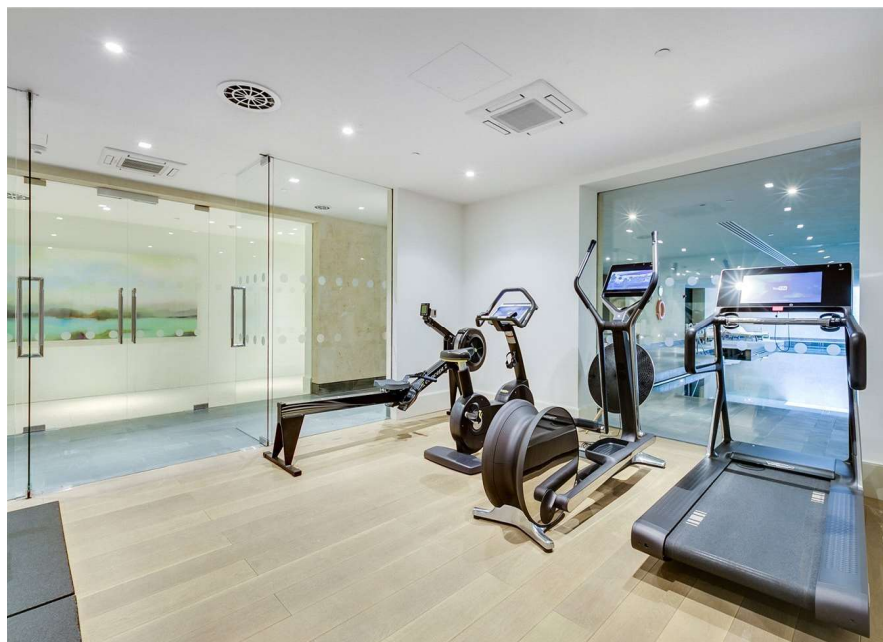
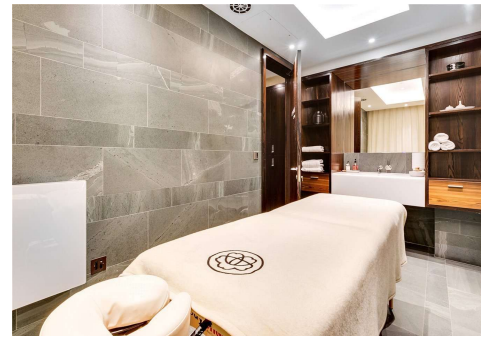
EPC RATING: B



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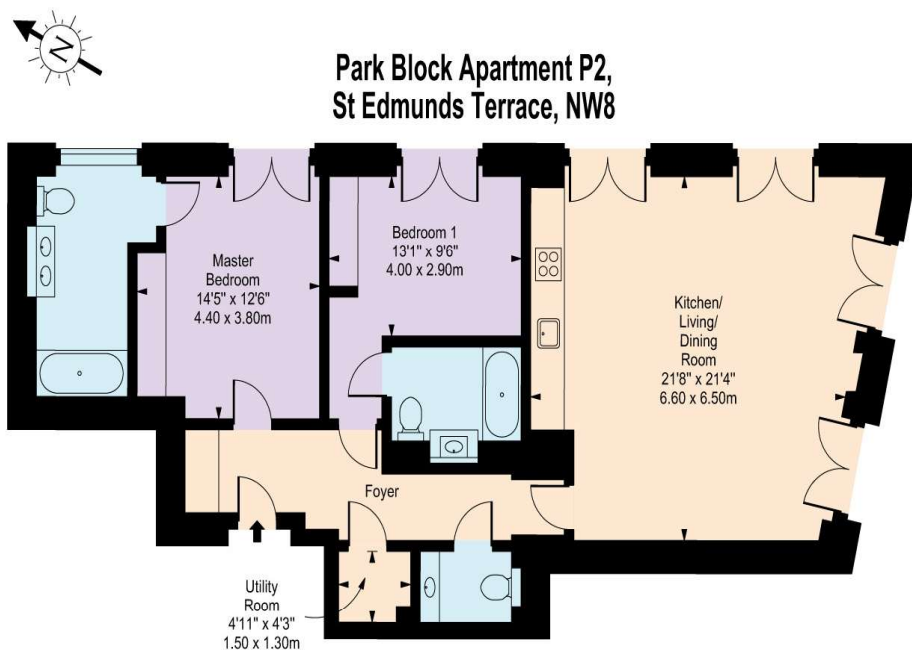
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# ASTON CHASE



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](http://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+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 81      | 81                      |
| (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 |

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## Important Notice

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