

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



THE YOO BUILDING
17 HALL ROAD
LONDON, NW8

LEASEHOLD 110 YEARS
ASKING PRICE £1,595,000
SUBJECT TO CONTRACT

MULTIPLE AGENT

A beautifully presented two bedroom lateral apartment (127.06 sq m/1,367 sq ft), set on the fourth floor of this landmark Philippe Starck designed building. Featuring a 31 ft reception room/kitchen leading to a private terrace, allocated secure off street parking, lift and 24 hour concierge service.

The Yoo Building is superbly located on Hall Road, within close proximity to both Little Venice and St John's Wood, including the boutiques and cafés of Clifton Road and St John's Wood High Street, the Paddington Recreation Ground, Regents Park and both Warwick Avenue and St John's Wood Underground Stations (Bakerloo & Jubilee Lines).

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ACCOMMODATION

- Open Plan Kitchen/Reception Room
- Principal Bedroom with En-Suite Shower Room
- Further Bedroom
- Family Bathroom

AMENITIES

- Terrace
- 24hr Portage
- Lift
- Secure Designated Off Street Parking for One Car

COUNCIL TAX

Westminster (Band H)

EPC RATING:

D

IMPORTANT NOTICE

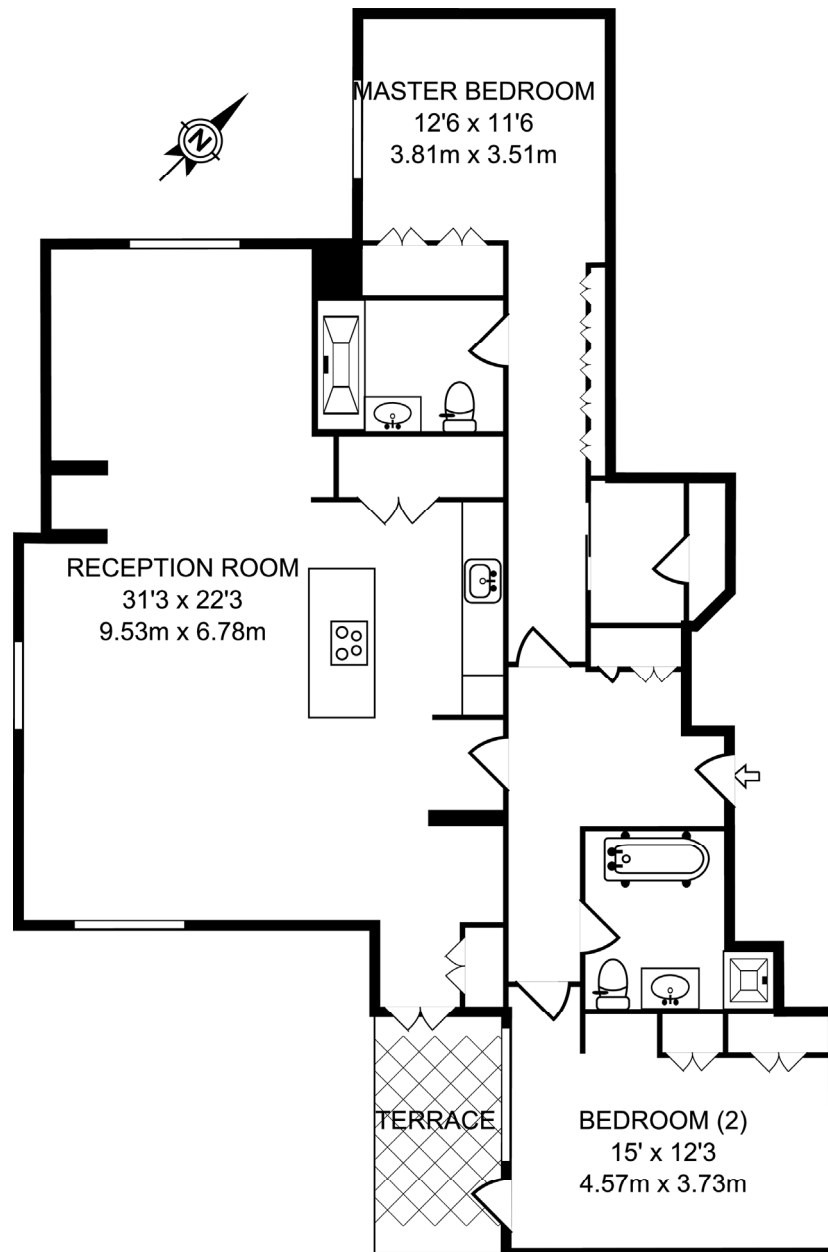
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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FOURTH FLOOR

1,367 SQ FT/127.06 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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