



PAVILION APARTMENTS

34 St John's Wood Road
St John's Wood
NW8

Asking Price
£1,495,000

Sole Agent

An excellent opportunity to acquire a lateral two bedroom apartment (108 sq m/1,167 sq ft) set on the second floor of this exceptional building in the heart of St John's Wood and overlooking communal gardens.

ASTON CHASE

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

astonchase.com

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Subject To Contract

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Leasehold 973 Years

Service Charge: £12,000 P/A approx.
Ground Rent: £500 P/A

Accommodation includes two en-suite bathrooms, an excellent entertaining reception leading directly onto a private balcony, a secure dedicated underground parking space and the floor is accessed via a passenger lift. Pavilion Apartments benefits from an exclusive 24 hour concierge service, beautifully landscaped communal gardens and is excellently situated opposite Lord's cricket ground within close proximity to all the amenities of both Regents Park and St John's Wood High Street, including St John's Wood Underground Station (Jubilee Line).



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ACCOMMODATION

- Two Double Bedroom with En Suite Bathrooms
- Reception Room
- Dining Room
- Kitchen

AMENITIES

- Balcony
- 24 Hour Porterage
- Underground Parking Space
- Passenger Lift
- Communal Garden

COUNCIL TAX: G

EPC RATING: B



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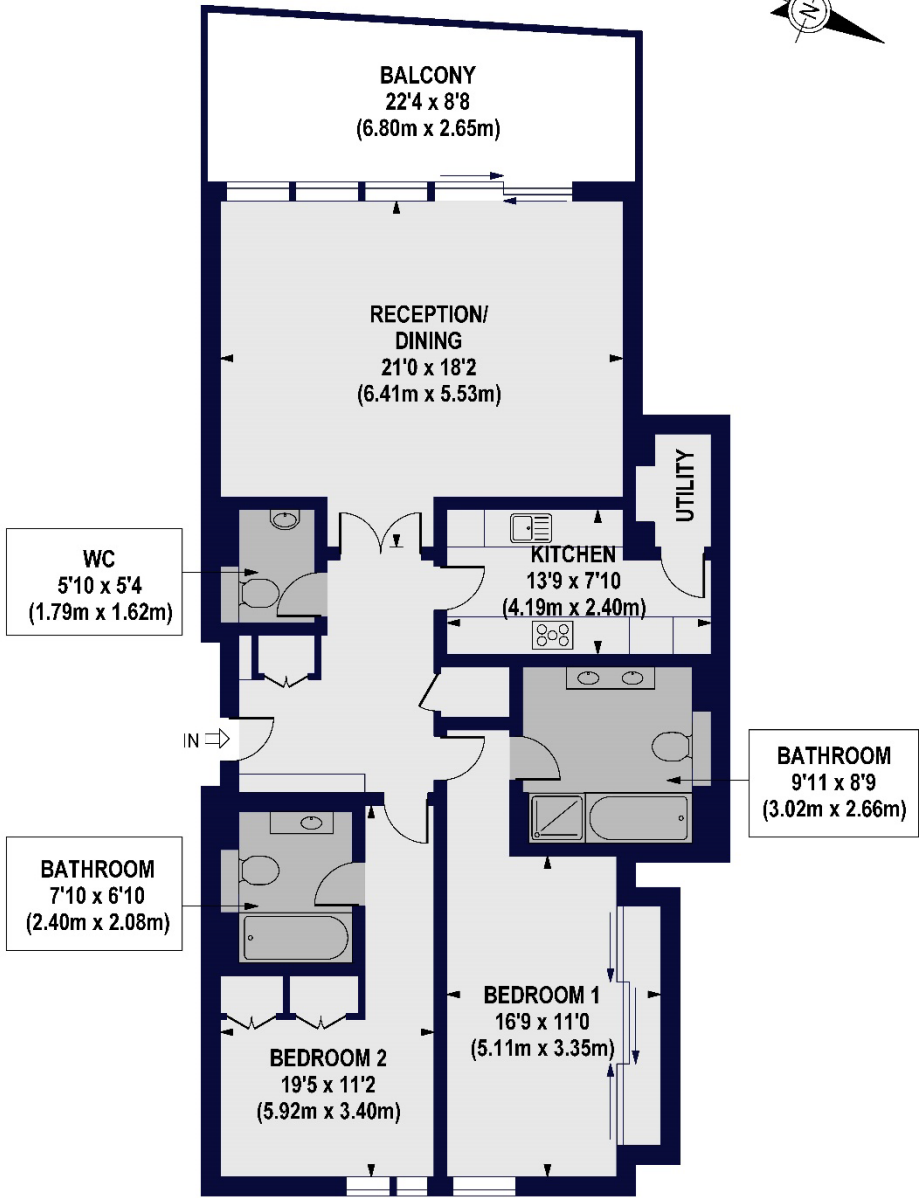
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PAVILION APARTMENTS,
ST. JOHN'S WOOD ROAD, NW8 7HB
Approx. Gross Internal Floor Area 1167 sq ft. / 108.45 sq.m



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(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 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.