



## PAVILION APARTMENTS

34 St John's Wood  
London  
NW8

Asking Price  
£7,995,000

Sole Agent

An unusual opportunity to acquire one of the best apartments in the building, this three Bedroom duplex family apartment (245 sq m/2,637 sq ft) is situated on the ninth and tenth floors of this landmark development.

Providing excellent entertaining space and outstanding views over Lords Cricket Ground and the London skyline, the apartment additionally benefits from air-conditioning, secure designated underground parking and a substantial private roof-garden equipped with full bar facilities and a Jacuzzi.

# ASTON CHASE

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

astonchase.com

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NW8

Asking Price  
£7,995,000  
Subject To Contract

Sole Agent

Leasehold

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

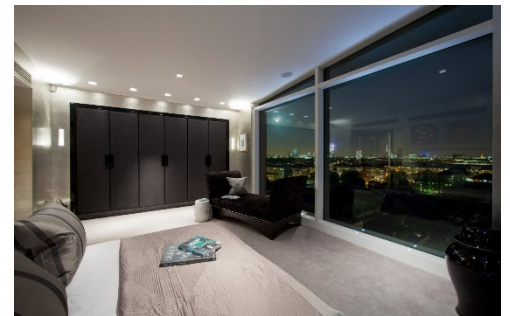
- Three Bedrooms
- Two En-Suite Bathrooms
- Shower Room
- Guest WC
- Reception Room/Dining Room
- Study
- Media Room
- Kitchen/Breakfast Room

## AMENITIES

- Two Terraces
- Jacuzzi
- 24 Hour Concierge Service
- Secured Designated Underground Parking for 2 Cars

**COUNCIL TAX: H**

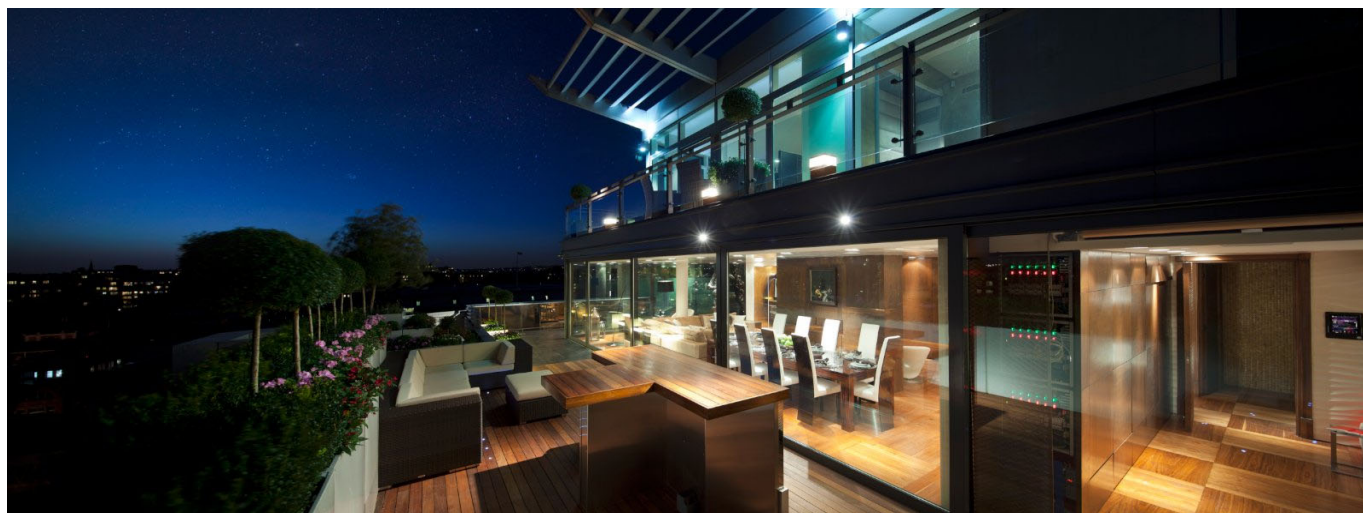
**EPC RATING: B**



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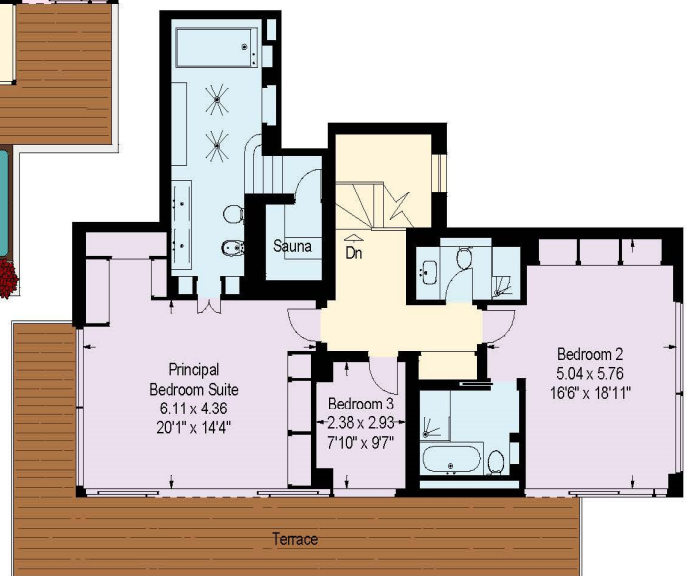


# ASTON CHASE

The Pavilions,  
St. Johns Wood Road,  
London NW1



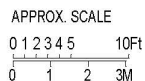
9th Floor



10th Floor

Floor Plans produced by  
**Proplan**  
01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



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