



## THE COMPTON

Lodge Road  
St. John's Wood  
NW8

Asking Price  
£1,900,000

Sole Agent

A stunning two bedroom apartment with private balcony and underground parking set in a luxury development in St. John's Wood.

This excellently presented property is finished to the highest standards and comprises a principal bedroom with en-suite, second double bedroom, fitted wardrobes, an open plan kitchen and reception room leading onto a balcony, and family bathroom.

# ASTON CHASE

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

astonchase.com

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Lodge Road  
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NW8

Asking Price  
£1,900,000  
Subject To Contract

Sole Agent

Leasehold 993 Years

Service Charge: TBC  
Ground Rent: TBC

The apartment benefits from underfloor heating throughout, air conditioning, and integrated Sonos sound system. The property, which also has access to the residents Gym, large communal roof terrace, concierge, and secure underground parking for one car, is set in The Compton; an exclusive collection of apartments located in St John's Wood within close proximity to St. John's Wood High Street filled with chic boutiques and charming cafes, the open spaces of Regents Park and St John's Wood Underground Station (Jubilee Line).



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## ACCOMMODATION

- 2 Bedrooms
- 1 Reception Room
- 2 Bathroom
- Gymnasium

## AMENITIES

- Lift
- Flat
- Upper Floor
- Communal Roof Terrace
- 2 Designated Parking Spaces

**COUNCIL TAX: F**

**EPC RATING: B**



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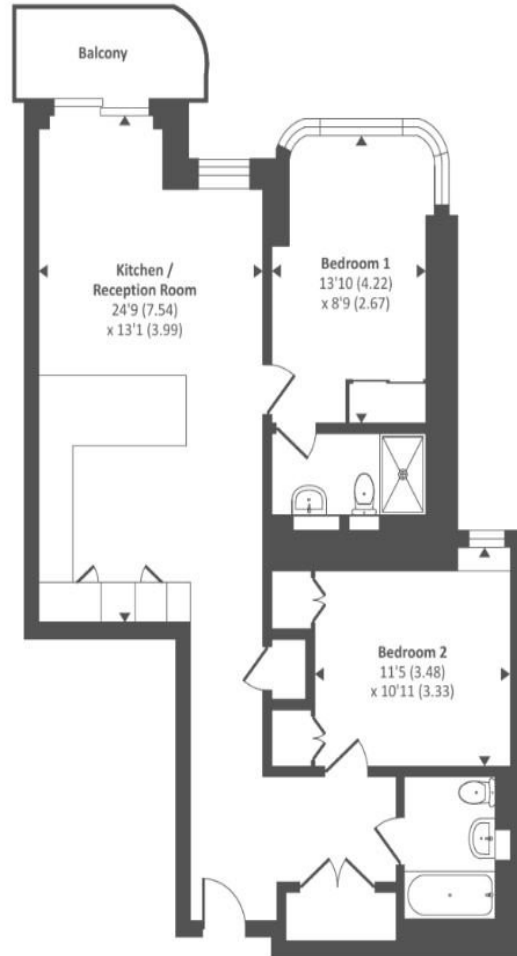
[astonchase.com](http://astonchase.com)



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Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



Seventh floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nōchecom 2023. Produced for Chancellors Estate Agents. REF: 966187

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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.