



ONE ST. JOHN'S WOOD

St. John's Wood Road
London
NW8

Asking Price
£1,125,000

Sole Agent

A beautifully presented one-bedroom apartment (51.83 sq m/558 sq ft) located on the first floor at One St John's Wood, which is a Landmark secure development in the heart of NW8.

The property features a spacious reception room, a fully fitted kitchen, a bedroom, and a private balcony. Key highlights include hardwood flooring, underfloor heating, comfort cooling, and a natural stone bathroom.

ASTON CHASE

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Subject To Contract

Sole Agent

Leasehold 993 Years

Service Charge: £6017.68 P/A

Ground Rent: £500 P/A

One St John's Wood is designed to high specifications, offering state-of-the-art facilities for residents. On the ground level, there is a stunning 20-meter pool, two Jacuzzis, a sauna, a steam room, and a top-of-the-range gym. Additional amenities include two meeting rooms, a private dining room, a 24-hour concierge, a cinema room, and a communal roof terrace with views over Lord's Cricket Ground.

Located in the heart of St John's Wood, this beautiful property is within close proximity to various boutique shops, restaurants, and cafés. St. John's Wood underground station (Jubilee Line) is only 0.3 miles away, providing easy access to Bond Street for first-class shopping and dining, or a direct route to Canary Wharf in approximately 20 minutes. Baker Street station is 1 mile away, while Knightsbridge and Mayfair are just a short car journey away.



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ACCOMMODATION

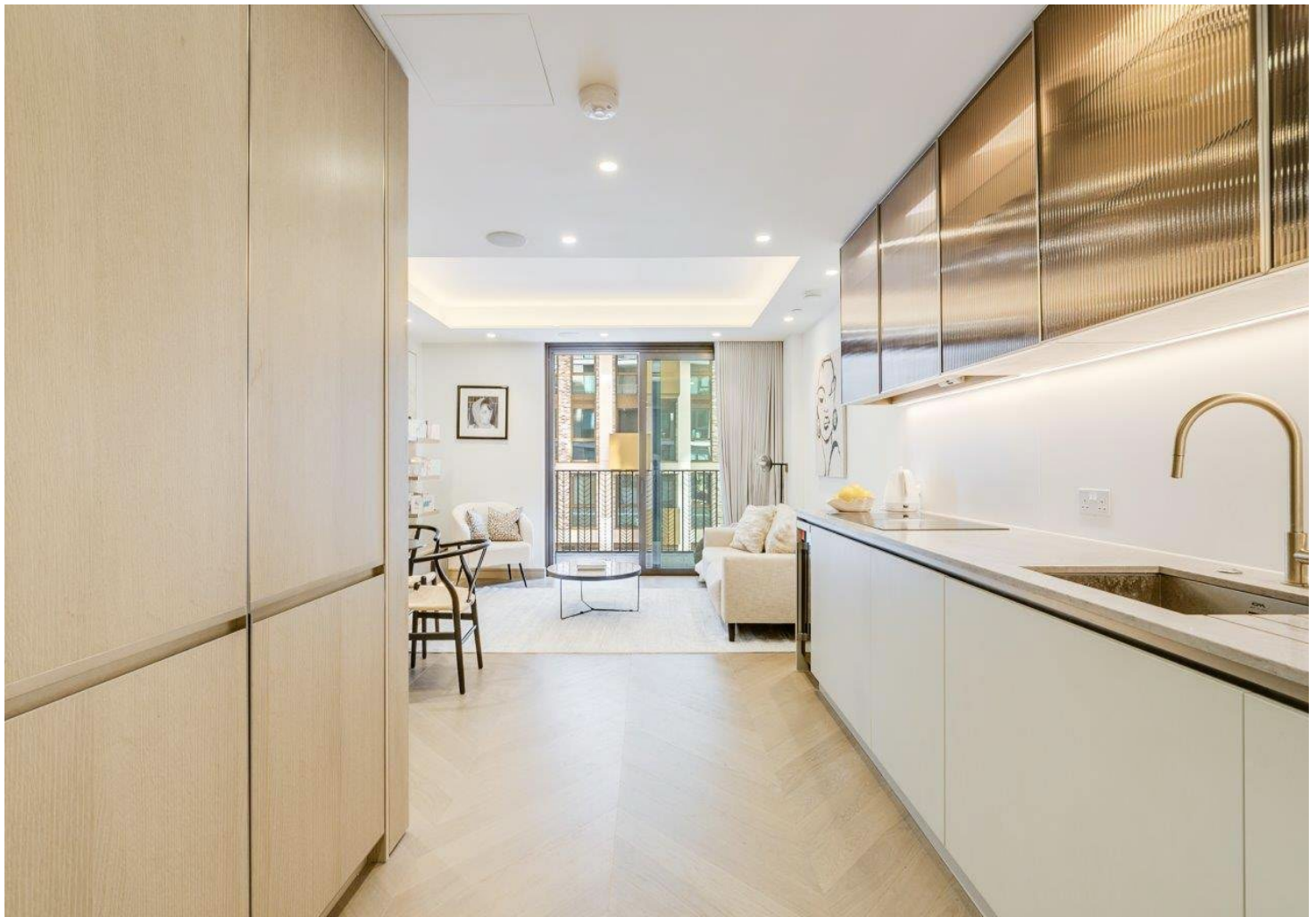
- Spacious Reception
- Fully Fitted Open Plan Kitchen
- One Double Bedroom
- Bathroom

AMENITIES

- 24 Hour Concierge
- Gym/Swimming Pool
- Roof Terrace with Views of Lords Cricket Ground
- Close Proximity to Boutique Shops, Restaurants and Cafés

COUNCIL TAX: E

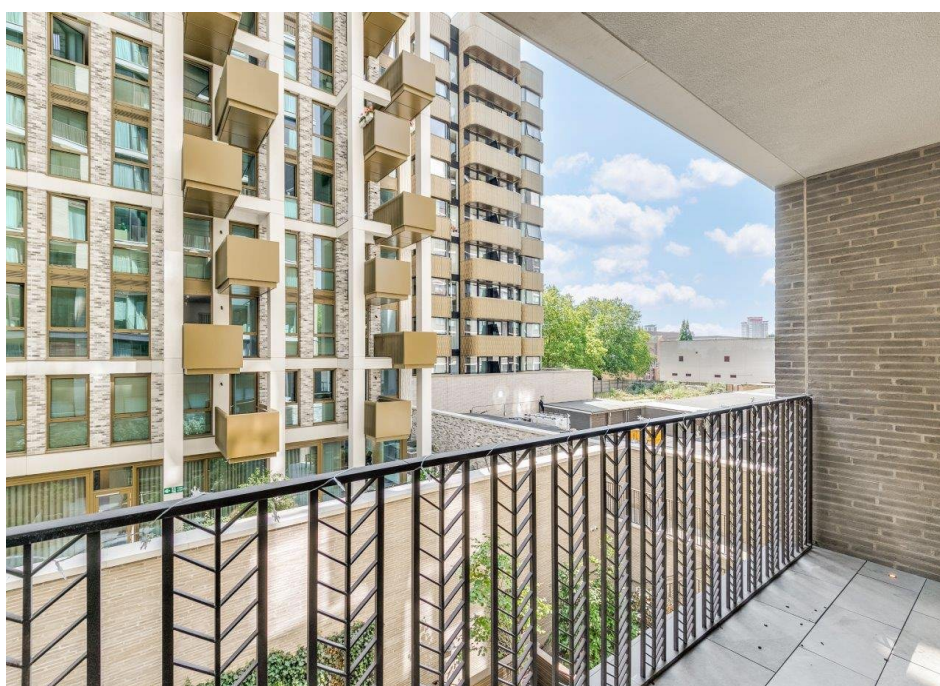
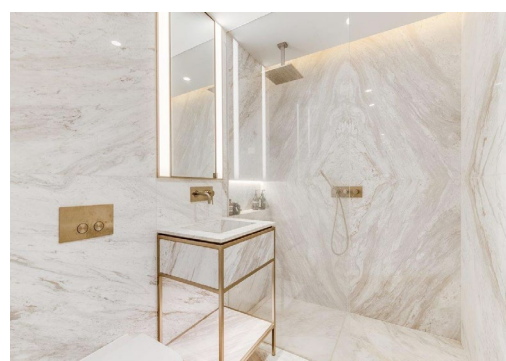
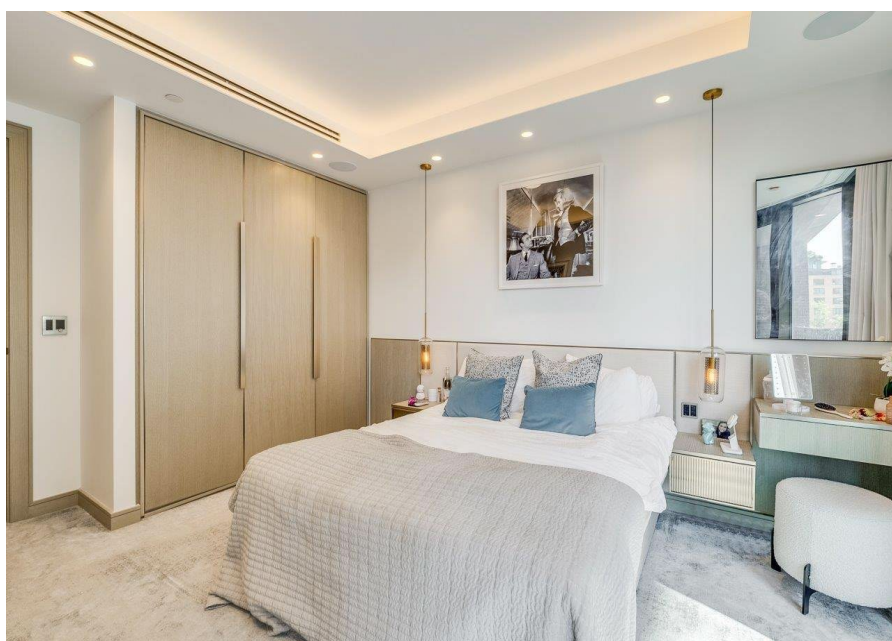
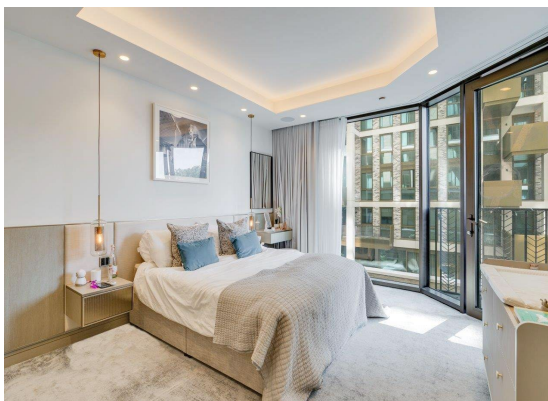
EPC RATING: B



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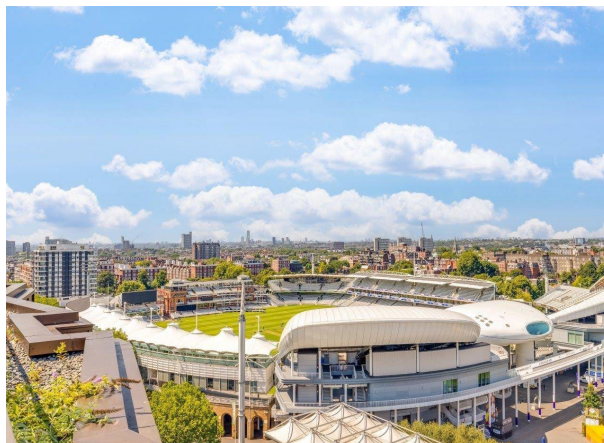
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One St John's Wood, NW8

Approximate gross internal area

51.84 sq m / 558 sq ft

Key :
CH - Ceiling Height

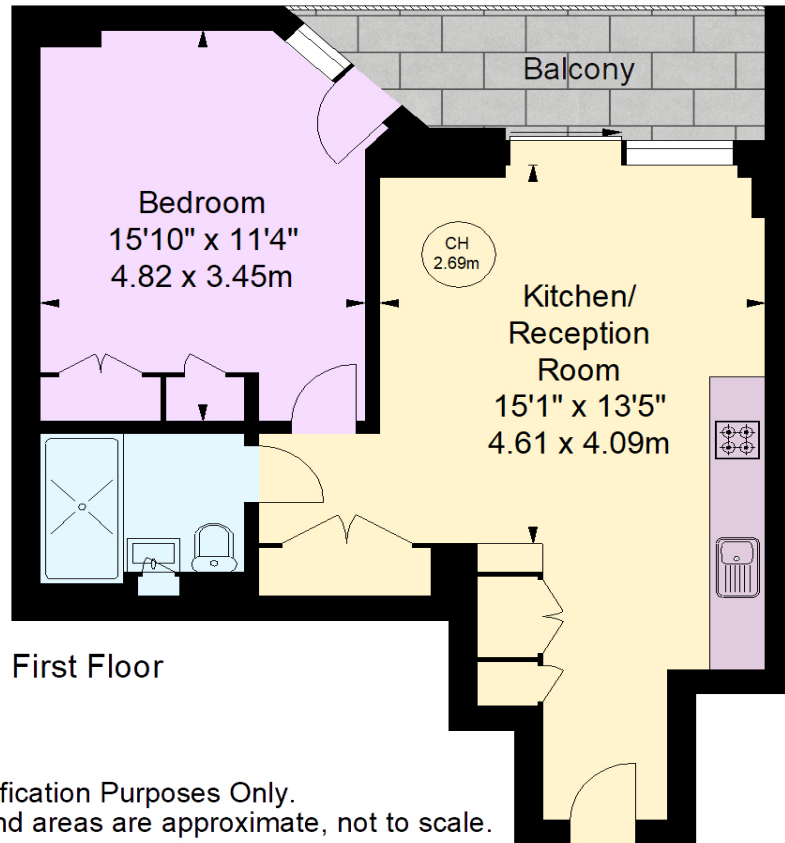
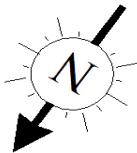


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	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.