



ST. EDMUNDS COURT

13-18 St. Edmunds Terrace

London

NW8

Asking Price

£895,000

Sole Agent

An opportunity to acquire a spacious two-bedroom apartment (859 sq ft / 79.8 sq m) situated on the second floor of this smart purpose built block in this prime St John's Wood location moments from Primrose Hill park.

ASTON CHASE

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

astonchase.com

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Asking Price
£895,000
Subject To Contract

Sole Agent

Leasehold 971 Years

Ground Rent: Peppercorn
Service Charge: £7,220 P/A
(Includes heating, hot water and some contribution to a reserve fund)

This exceptionally bright apartment comprises a separate kitchen, reception room, principle bedroom, family bathroom and further double bedroom. It further benefits from direct views over the communal gardens, portorage, passenger lift and is located just moments from the open acres of Regent's Park and Primrose Hill, as well as St John's Wood High Street and underground station.



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ACCOMMODATION

- Kitchen
- Reception room
- Principle bedroom
- Family bathroom
- Further double bedroom

AMENITIES

- Communal garden
- Porterage
- Passenger lift

COUNCIL TAX: E

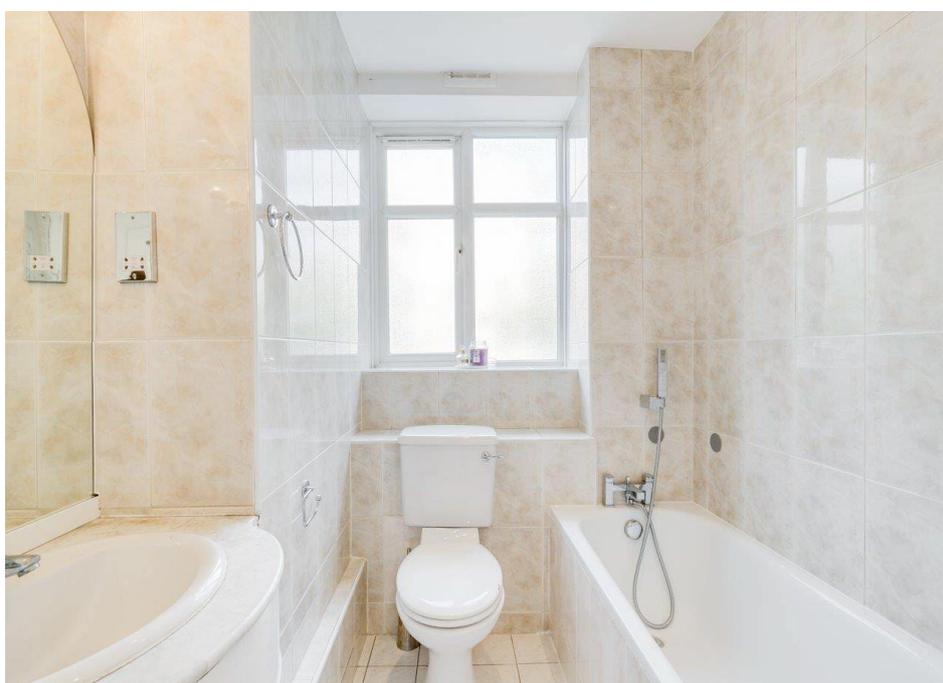
EPC RATING: C



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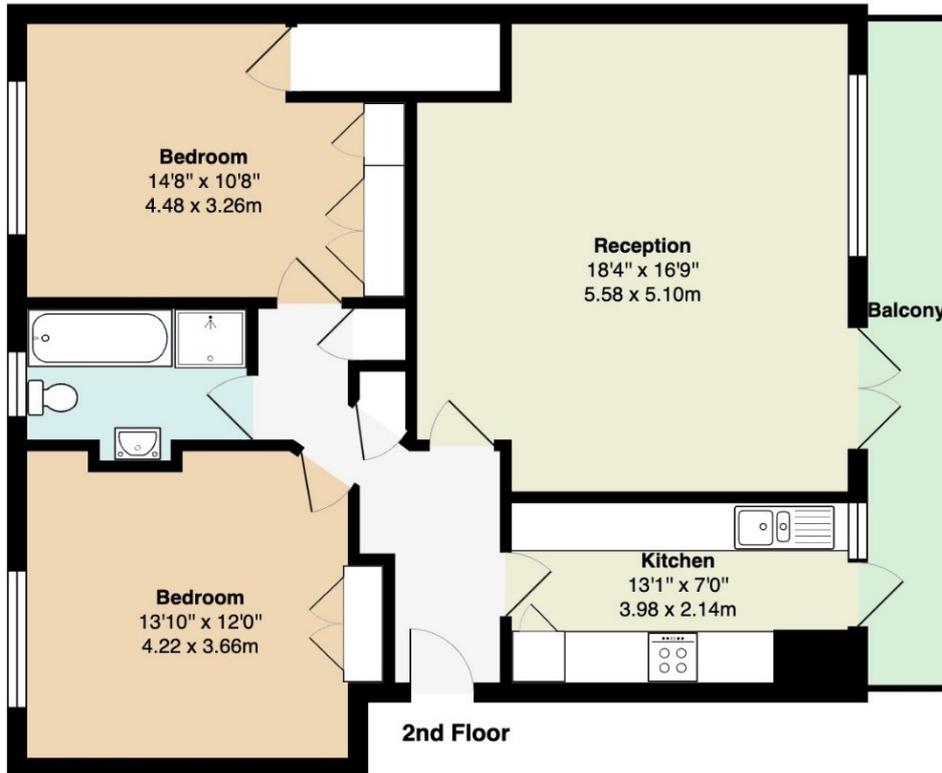
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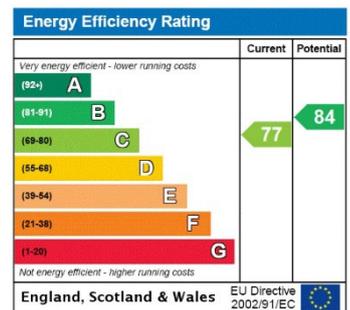


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Total Gross Area: 859 ft² ... 79.8 m²

Ceiling Height 2.6 m

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



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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.