



ST. EDMUNDS COURT

13-18 St. Edmunds Terrace
London
NW8

Asking Price
£929,500

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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£929,500
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, porterage, 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

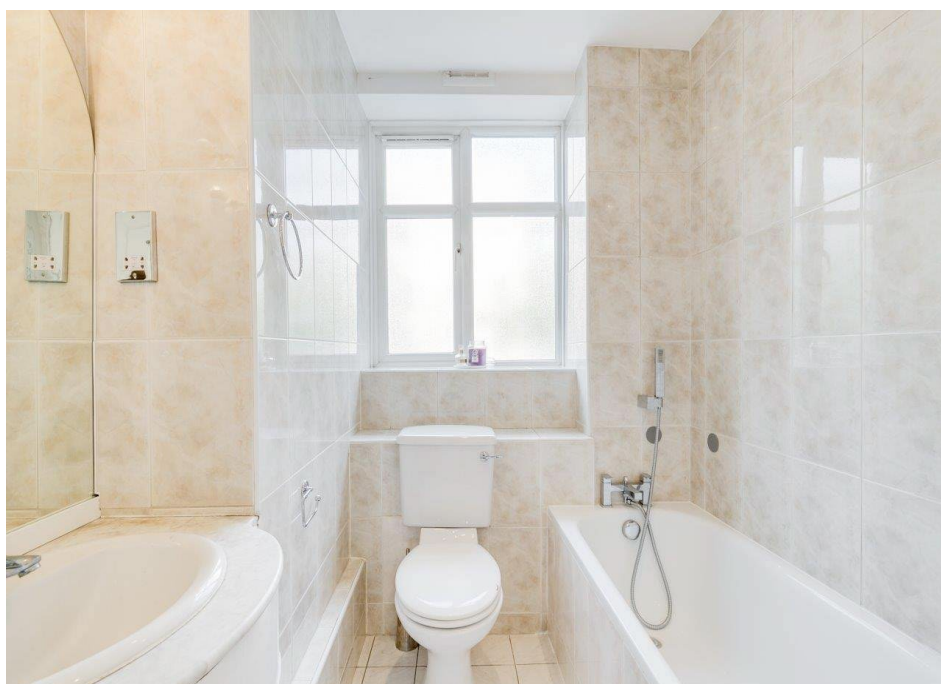
EPC RATING: C



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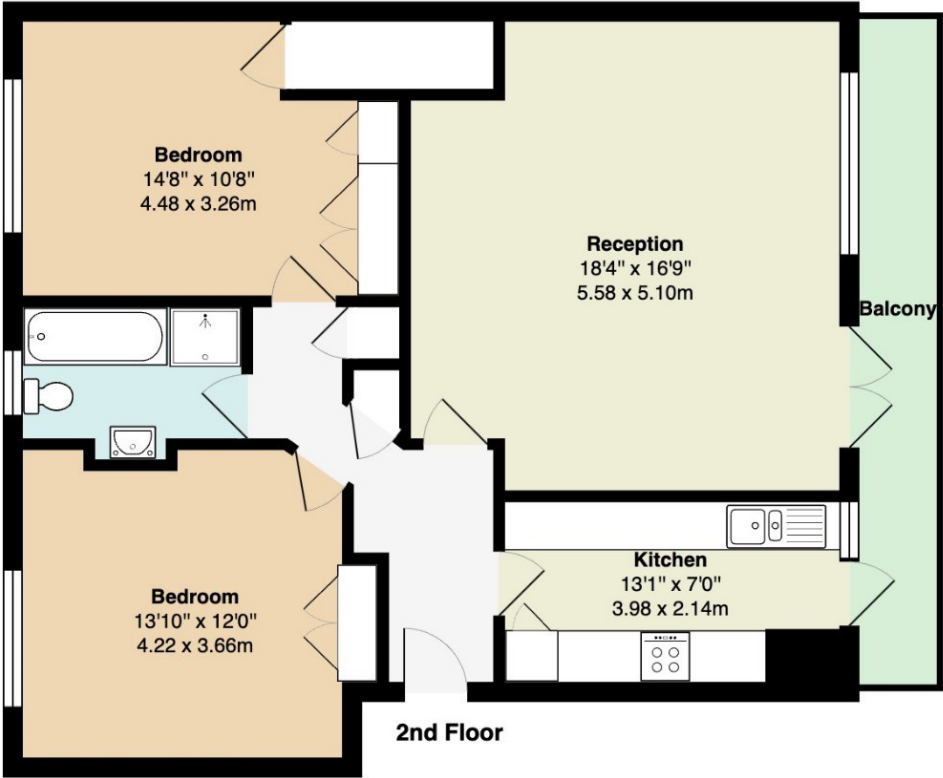
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Total Gross Area: 859 ft² ... 79.8 m²

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C	77	
(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	