



## **THE YOO**

Hall Road  
St John's Wood  
NW8

Asking Price  
£1,300,000

Multiple Agent

A beautifully presented two bedroom duplex apartment (126.4 sq m/1,361 sq ft), set on the second floor of this landmark Phillippe Starck designed building. Featuring a 25x23ft 'L' shaped reception room/kitchen with double height ceilings, two double en-suite bedrooms, two bathrooms, allocated secure off street parking, lift and 24 hour concierge service.

# ASTON CHASE

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

astonchase.com

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£1,300,000  
Subject To Contract

Multiple Agent

Leasehold 105 Years=

Service Charge: £9,200 P/A  
Ground Rent: £600 P/A

The Yoo Building is superbly located on Hall Road, within close proximity to both Little Venice and St John's Wood, including the boutiques and cafés of Clifton Road and St John's Wood High Street, the Paddington Recreation Ground, Regents Park and both Warwick Avenue and St John's Wood Underground Stations (Bakerloo & Jubilee Lines).





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## ACCOMMODATION

- 'L' Shaped Kitchen/Reception Room
- Two Double En-Suite Bedrooms
- Guest Cloakroom
- Utility Cupboard

## AMENITIES

- 24 Concierge
- Passenger Lift
- Allocated Parking

COUNCIL TAX: H

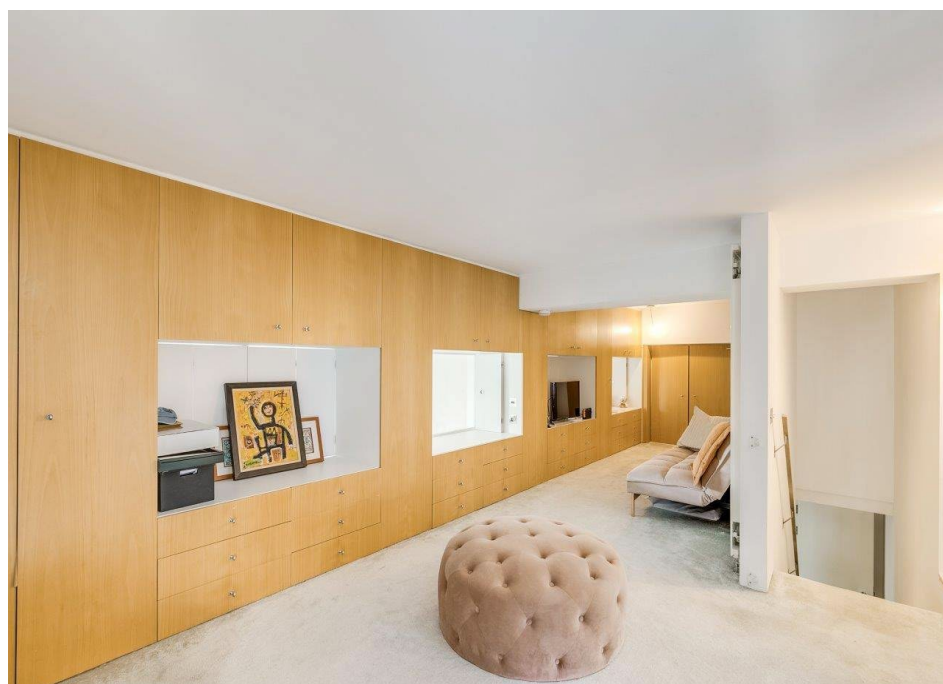
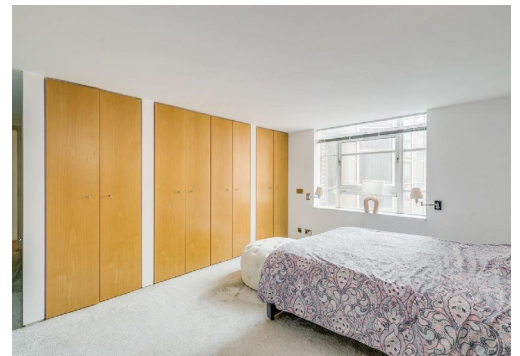
EPC RATING: C



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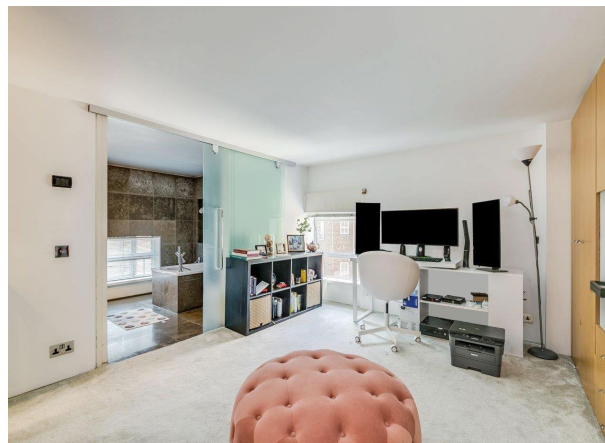




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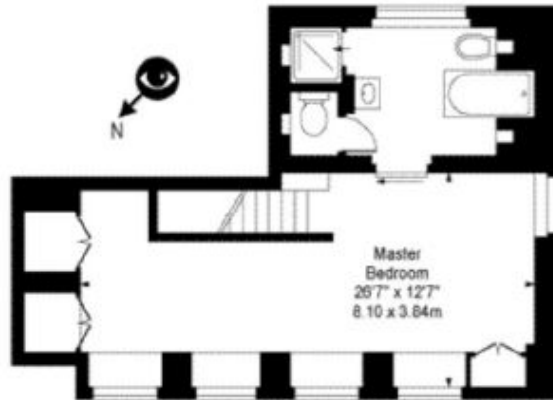
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Third Floor



Second Floor

Approx Gross Internal Area 1361 Sq Ft - 126.44 Sq M

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