



## WALSINGHAM

St John's Wood Park  
London  
NW8

Offers in excess of  
£2,000,000

Multiple Agent

An exceptional opportunity to acquire a bright and spacious three-bedroom apartment (1,242 sq ft/115.3 sq m) with spectacular views over London, situated on the fourth floor in the sought after Queensmead Development.

The property, which has been comprehensively renovated to a high standard, comprises a well-equipped kitchen, generous reception/dining room, primary bedroom with en-suite, two additional bedrooms, a family bathroom, and a convenient guest WC.

# ASTON CHASE

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

astonchase.com

## WALSINGHAM

St John's Wood Park  
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NW8

Offers in excess of  
£2,000,000  
Subject To Contract

Multiple Agent

Leasehold 150 Years

Service Charge: £12,000.00 P/A

Residents benefit from 24 hour concierge service, lift access, a private lock-up garage, and fantastic views and enviably located for both Swiss Cottage (Jubilee Line) and St John's Wood (Jubilee Line) Underground Stations as well as the excellent shopping facilities and fashionable restaurants in St John's Wood High Street.



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## ACCOMMODATION

- Kitchen
- Dining/Reception room
- Principle bedroom with en-suite
- Further two bedrooms
- Family bathroom
- Guest WC
- Balcony

## AMENITIES

- Concierge
- Lift
- Garage

COUNCIL TAX: G

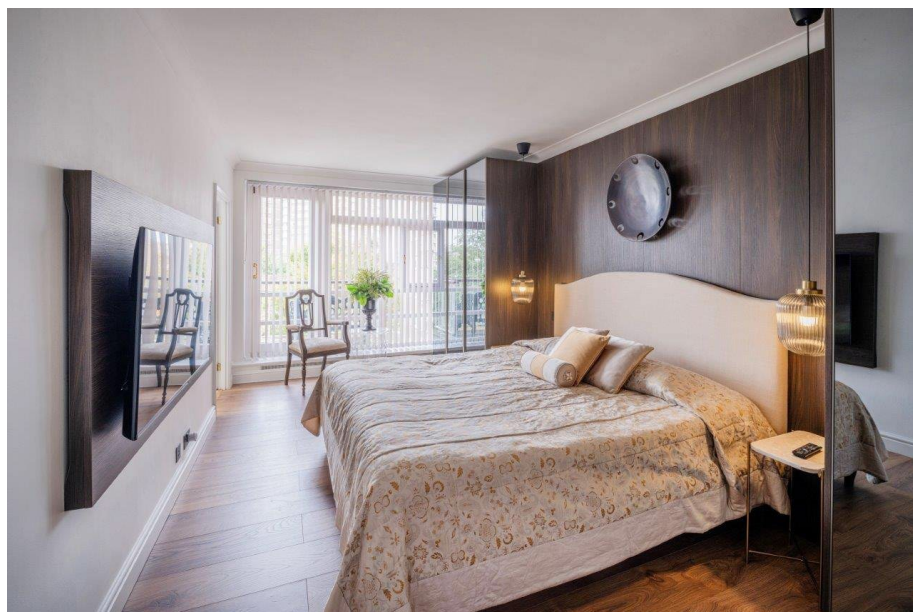
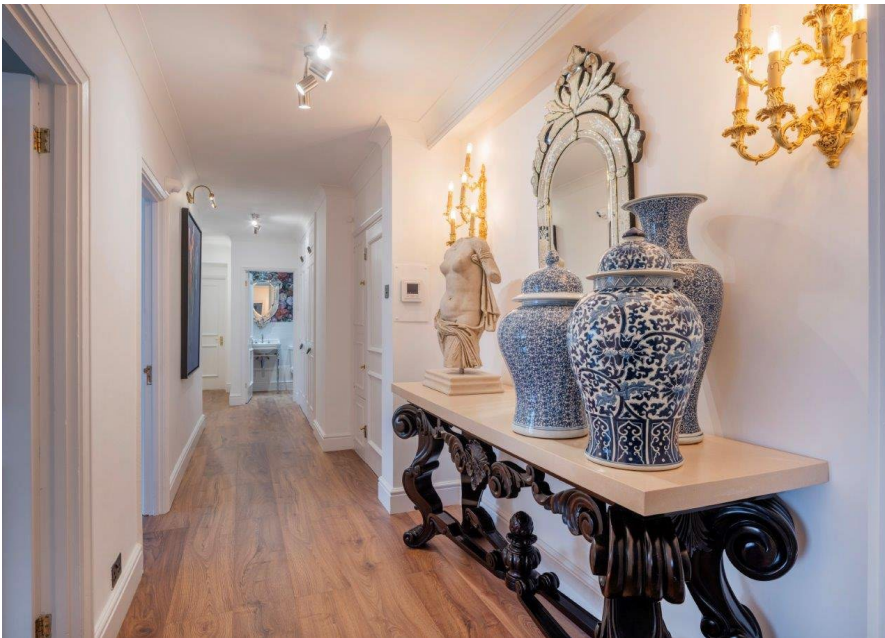
EPC RATING: C



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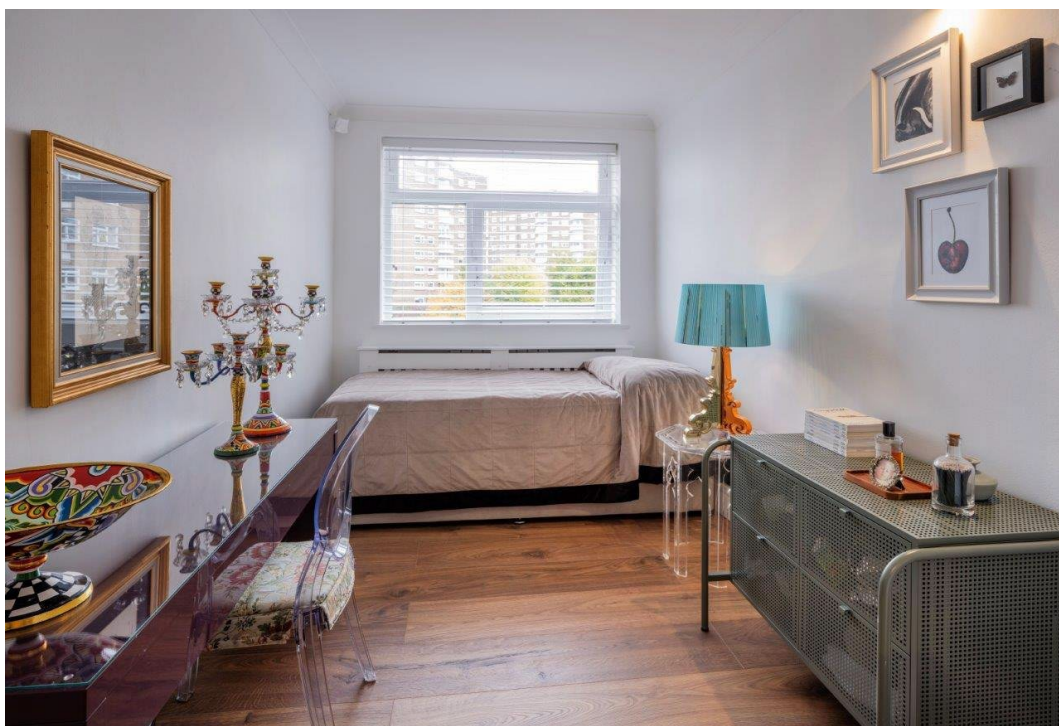
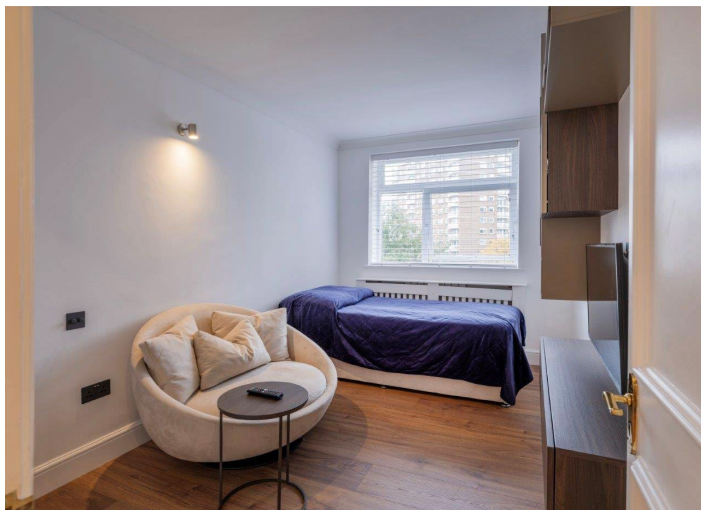
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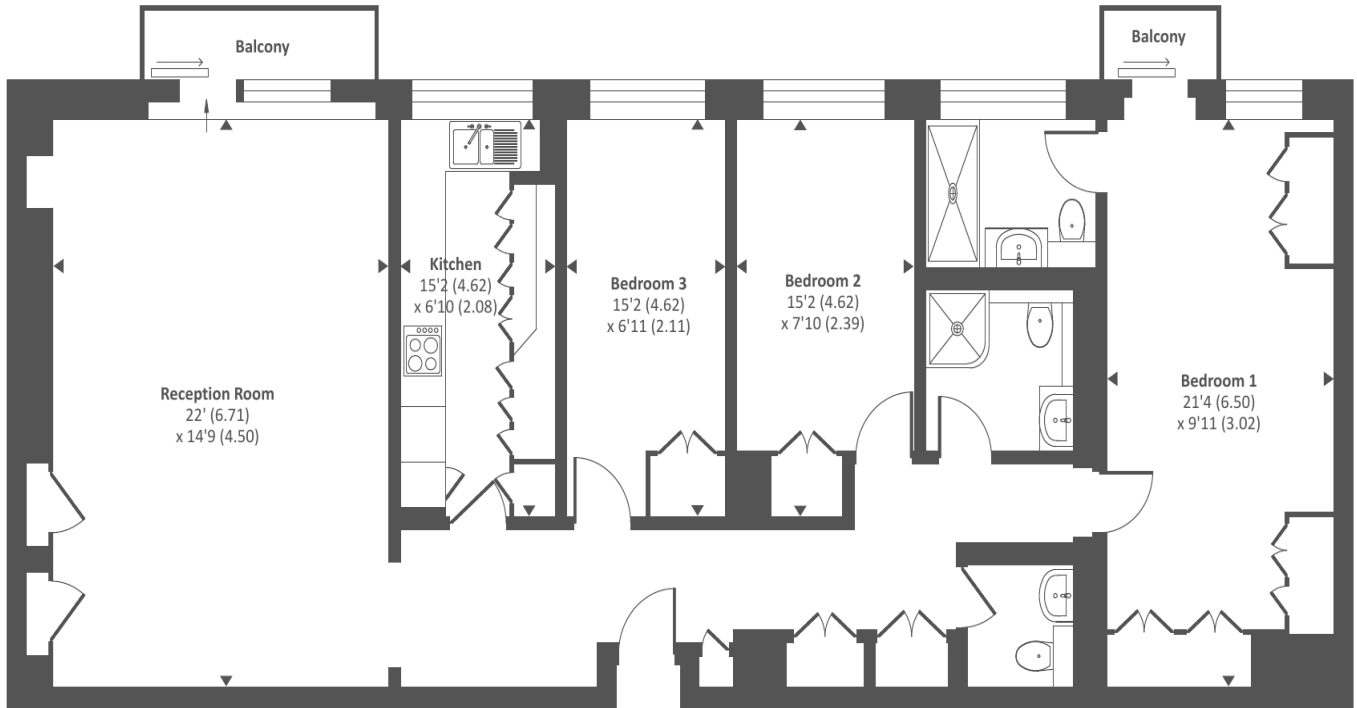
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Approximate Area = 1242 sq ft / 115.3 sq m  
For identification only - Not to scale



Fourth floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rntchecom 2024. Produced for Chancellors Estate Agents. REF: 1100140

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.