



PAVILION APARTMENTS

St John's Wood Road
London
NW8

Asking Price
£1,575,000

Sole Agent

An opportunity to acquire an exceptionally well-proportioned and beautifully presented lateral apartment (1,156 sq ft /107.39 sq m), situated on the second floor of the sought-after Pavilion Apartments.

The accommodation comprises a spacious, bright reception room, separate kitchen, two double bedrooms, two bathrooms (including en-suite bathrooms to both and a guest WC). A large south-west-facing balcony directly accessed from the reception room overlooks the landscaped communal gardens and provides excellent natural light throughout the day.

ASTON CHASE

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astonchase.com

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£1,575,000
Subject To Contract

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Leasehold 972 Years

Service Charge: TBC
Ground Rent: TBC

Additional features include air conditioning and secure underground parking for one vehicle. Combining generous internal space, private outdoor space, and a highly convenient location, this is an excellent apartment in one of St John's Wood's most established developments.

Pavilion Apartments offers residents a 24-hour concierge service and beautifully maintained communal gardens. Located opposite Lord's Cricket Ground, the development is within easy reach of Regent's Park, St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).



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ACCOMMODATION

- Principle Bedroom with En-Suite Bathroom
- Second Bedroom with En-Suite Bathroom
- Reception Room
- Kitchen
- Guest WC

AMENITIES

- Southwest Facing Private Balcony
- Landscaped Communal Gardens
- 24 Hour Concierge
- Air Conditioning
- One Underground Parking Space

COUNCIL TAX: G

EPC RATING: C



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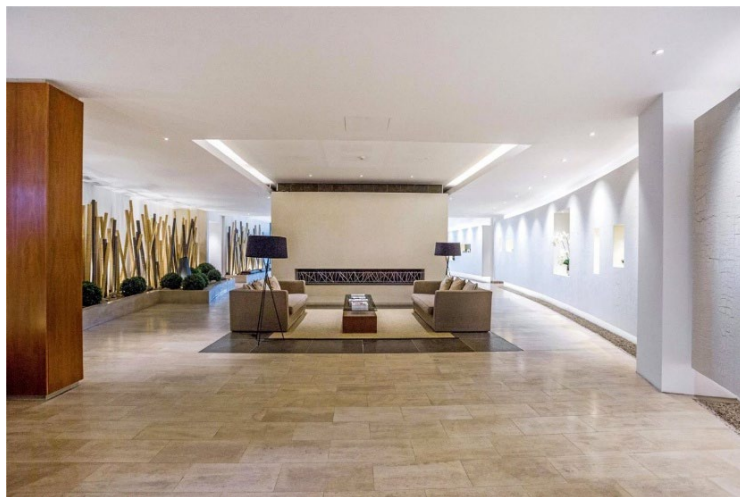
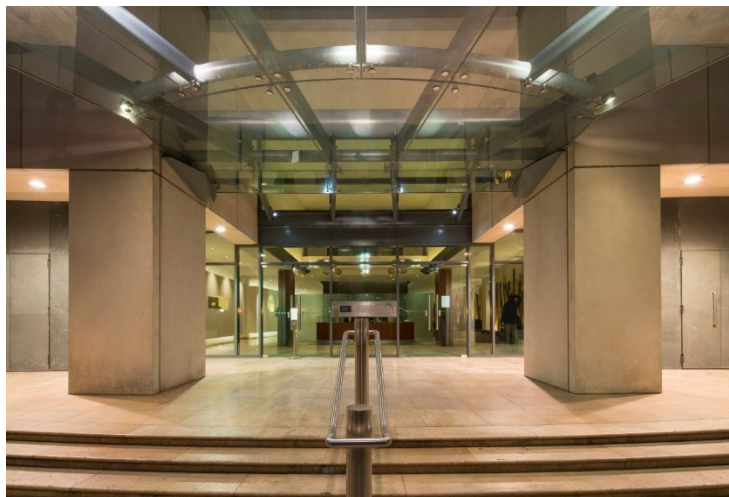
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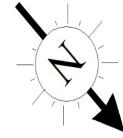
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Pavilion Apartments,
St Johns Wood, NW8
Approximate gross internal area
1156 sq ft / 107.39 sq m

Key :
CH - Ceiling Height



Second Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

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