

PAVILION APARTMENTS

34 St John's Wood Road
St John's Wood
NW8

Asking Price
£1,550,000

Multiple Agent

This charming two-bedroom apartment on the second floor is nestled in a prestigious, purpose-built development. It boasts two balconies, offering well-proportioned rooms, bright living spaces, and includes the convenience of a 24-hour uniformed concierge, CCTV security, and secure underground parking for one car.

ASTON CHASE

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020 7724 4724
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astonchase.com

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NW8

The Pavilion Apartments is ideally situated on St John's Wood Road, close to the expansive greenery of Regent's Park and the vibrant amenities of St John's Wood High Street, with easy access to St John's Wood Underground Station (Jubilee Line).

Asking Price
£1,550,000
Subject To Contract

Multiple Agent

Leasehold 975 Years

Ground Rent: £500 P/A
Service Charge: £9,578.82 P/A
Reserve Fund: £1,458.40 P/A
Air Conditioning: £1,458.40 P/A



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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- 1 Further Bedroom
- Family Bathroom
- Reception Room
- Kitchen

AMENITIES

- Porterage
- Lift
- Balcony
- Underground Parking



COUNCIL TAX: G

EPC RATING: B



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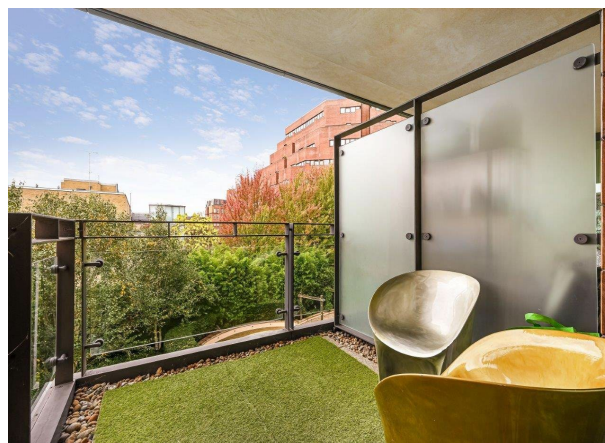
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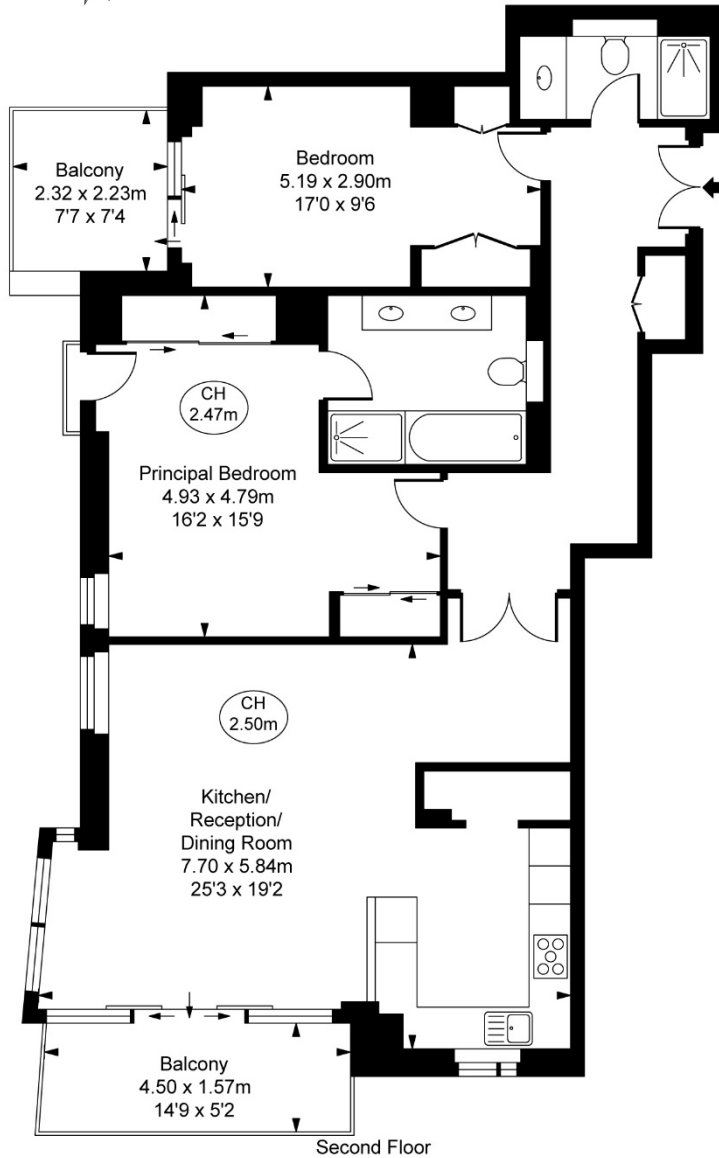
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Pavilion Apartments, NW8

Approximate Gross Internal Area
101.21 sq m / 1,089 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	87
(69-80)	C		
(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.