



## ORMONDE TERRACE

St John's Wood  
London  
NW8

Asking Price  
£2,250,000

Multiple Agent

A rare opportunity to acquire a raised ground and garden floor duplex apartment comprising 170.94 sq m/1840 sq ft in this sought after purpose built block located directly opposite and overlooking Primrose Hill.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

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St John's Wood  
London  
NW8

Asking Price  
£2,250,000  
Subject To Contract

Multiple Agent

Leasehold 959 Years

Service Charge: £9,000 P/A  
Ground Rent: Peppercorn

The apartment which provides versatile and stylish accommodation is presented in excellent decorative order throughout features an indulgent principal bedroom suite together with a private terrace on the raised ground floor in addition to a secluded patio garden on the lower level.



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## ACCOMMODATION

- Principal Bedroom With En-Suite Dressing Room And Bathroom
- Bedroom With En-Suite Bathroom
- Kitchen/Dining Room
- Reception Room
- Study/Reception Room
- Utility Room
- Guest Cloakroom

## AMENITIES

- Independent Gas Central Heating
- Terrace
- Patio Garden
- Resident Portage

COUNCIL TAX: G

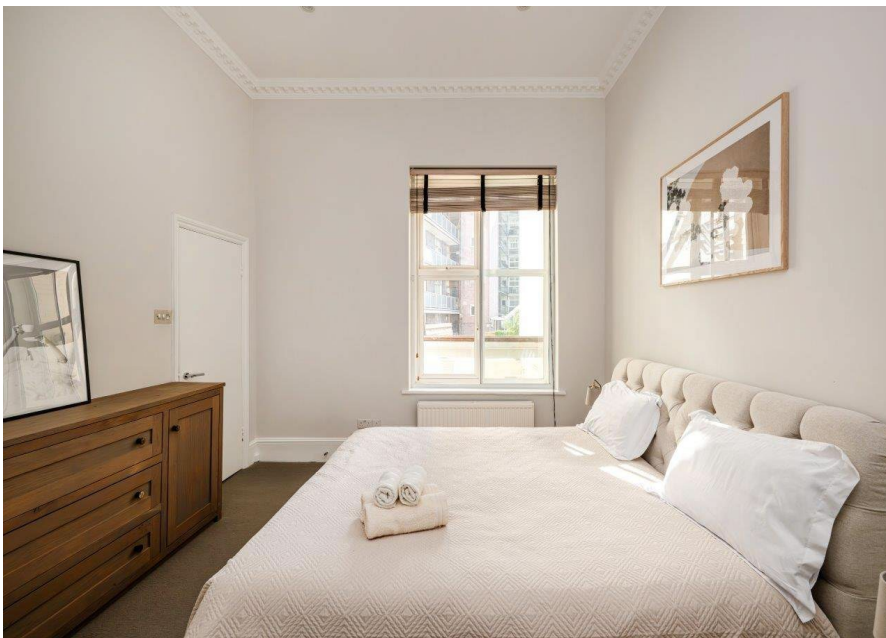
EPC RATING: D



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## Ormonde Terrace

Approx. Gross Internal Area 1840 Sq Ft - 170.94 Sq M  
(Excluding Void)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		