



DANES COURT

St. Edmunds Terrace
London
NW8

Asking Price
£2,950,000

Sole Agent

A rare opportunity to acquire and 8th Floor lateral Penthouse in this small modern block situated just off Avenue Road and featuring far reaching 360 degree views over Primrose Hill, Regents Park and the City of London beyond.

ASTON CHASE

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

astonchase.com

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Comprising 240.1 sq m/2584 sq ft the apartment provides versatile accommodation and benefits from a fabulous south facing terrace, double garage and additional covered off street parking space (held on an annual license).

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Subject To Contract

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Share of Freehold

Service Charge: £34,550 P/A
(Reviewed annually)



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ACCOMMODATION

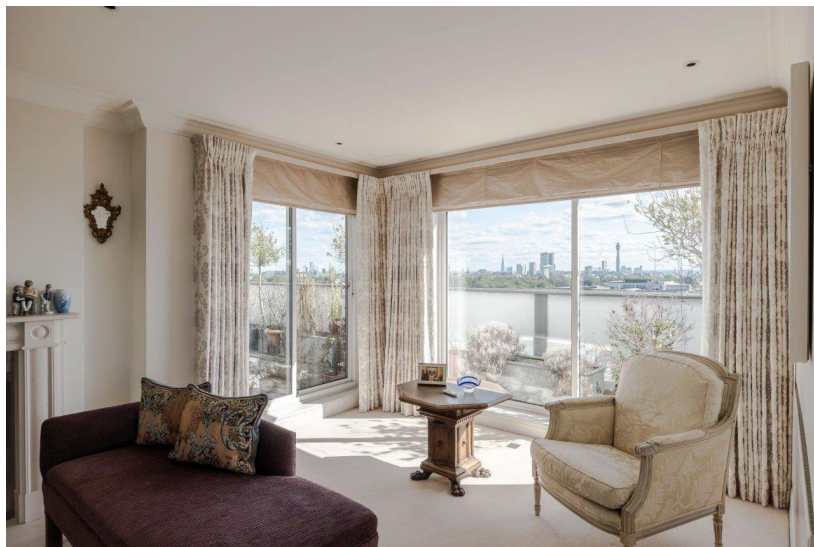
- Principal Bedroom with Dressing Room and En-suite Bathroom
- Bedroom 2 with En-suite Bathroom
- Bedroom 3
- Family Room/Bedroom 4
- Guest Cloakroom
- Kitchen

AMENITIES

- Lift
- Integrated Appliances
- Roof Terrace
- Built in Storage
- Double Garage
- Porter

COUNCIL TAX: H

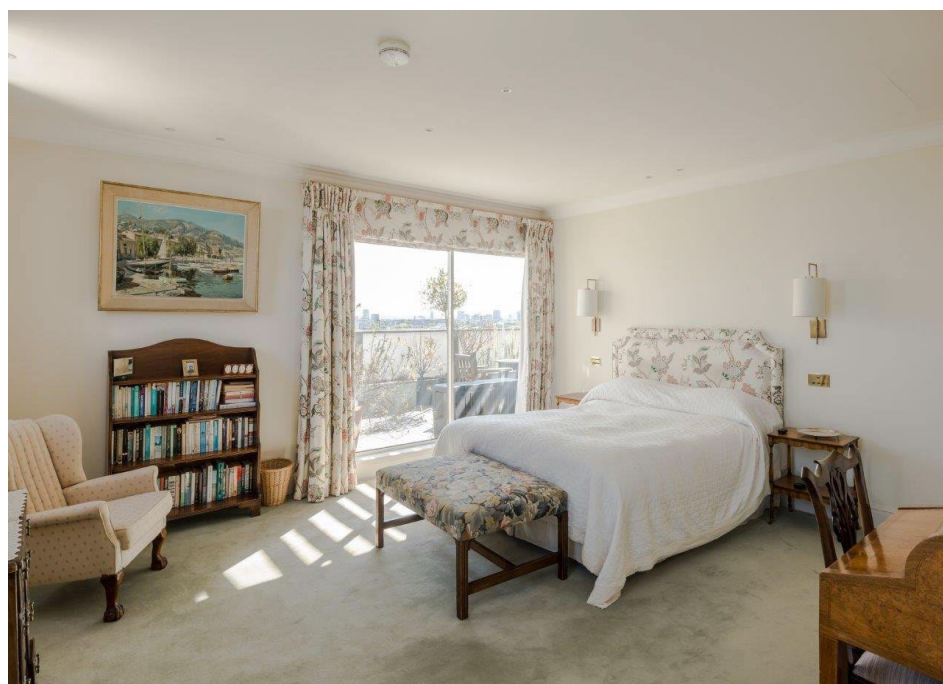
EPC RATING: D



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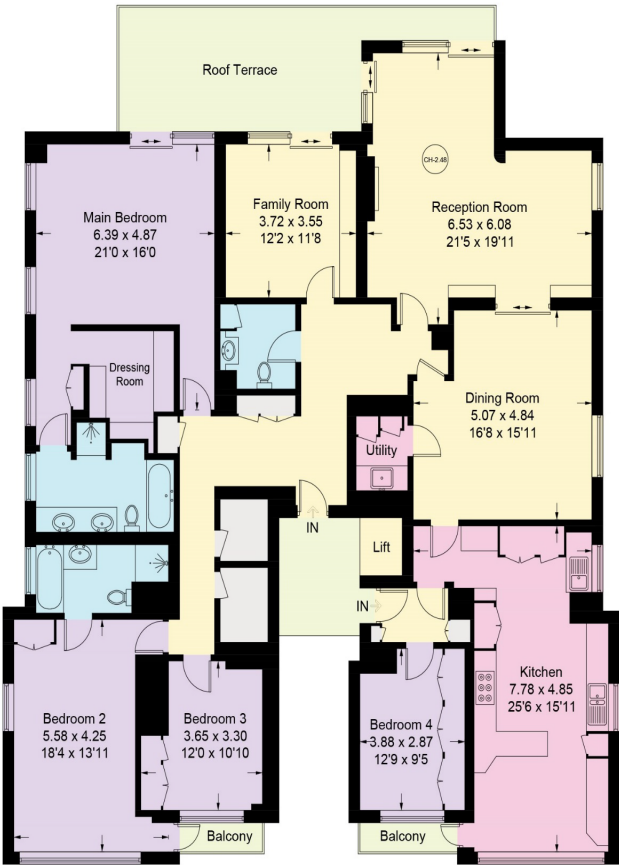
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Approximate Gross Internal Area = 240.1 sq m / 2584 sq ft



Eighth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059867)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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.