



**St Edmunds Terrace, London, NW8**

**Guide Price: £6,500,000**

*Leasehold*

# St Edmunds Terrace, London, NW8

A beautifully presented apartment finished to a high specification situated on the 2nd floor of this prestigious development designed by the internationally renowned architects Squire and Partner. The apartment has 3 bedrooms all with en suite facilities, an impressive double reception room. The apartment comprises 2615 sq. ft. /242 sq. m and features high ceilings, full height windows, solid oak floors and Lutron lighting.

50 St Edmunds terrace is an exclusive, secure gated development which offers a 24 hour concierge service, residents only spa with a swimming pool, steam room and gym and a secure underground parking space. The block is situated within elegant landscaped courtyard gardens, abuts Primrose Hill and is also within close proximity of the rolling acres of Regents Park and St John's Wood High Street.

Local Authority:

Council Tax Band: H

Service Charge (per annum): £18,529.00

Ground rent (per annum): £1,000.00

- Entrance Hall
- Double Reception/  
Kitchen
- Guest wc
- Master Bedroom with  
en suite Bathroom and  
Dressing Room
- Further Bedroom with  
en suite Bathroom and  
Dressing Room
- 3rd Bedroom with en  
suite Bathroom



Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	