



## THE ATRIUM APARTMENTS




St John's Wood NW8





## A LUXURIOUS THREE BEDROOM APARTMENT

Arranged over the third floor of a newly built building.

			EPC
3	3	1	B

Local Authority: City of Westminster

Council Tax band: B

Tenure: Leasehold with approximately 985 years remaining

Service charge: £28,000 per annum, reviewed every year, next review due 2026

**Guide Price: £3,500,000**



The property benefits from direct lift access and comprises a principal bedroom with en suite bathroom, two further bedrooms, two additional bathrooms, an open plan reception room/dining room, a kitchen and a guest cloakroom. Further benefits include control systems, comfort cooling, underfloor heating and 24-hour portage

The Atrium is ideally located overlooking the green open spaces of Regent's Park, London Zoo and near Lord's Cricket Ground. Amenities include the boutiques and restaurants of St John's Wood High Street. Transport links; St John's Wood Underground Station (Jubilee Line) and Baker Street Underground Station (Jubilee, Circle, Hammersmith and City, Metropolitan and Bakerloo Lines).

\*We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



Approximate Gross Internal Area = 188 sq m / 2029 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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