

St Edmund's Terrace, Primrose Hill NW8



# St Edmund's Terrace, Primrose Hill **NW8**

A luxurious eighth-floor penthouse nestled in Danes Court, Primrose Hill, features unparalleled views of the iconic London skyline.

This exquisite residence comprises direct access from the lift into the entrance hallway of the property itself, and there's a dual-aspect reception room, impressive dining room and expansive eat-in kitchen with integrated appliances. The principal suite offers access to the terrace, dressing room and en suite bathroom, while the second bedroom also features an en suite bathroom. The other two bedrooms are of good size with built-in storage.



**Asking price:** £3,500,000

**Tenure:** Share of freehold plus leasehold, approximately 967 years remaining

**Service charge:** £27,539 per annum + Reserve Fund £7,050 per annum. We have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** a peppercorn

**Local authority:** City of Westminster

**Council tax band:** H





Furthermore, there is a family/TV room, lots of storage space and a double garage in a large parking area with automatic gates, and the building has a live-in porter. The whole property benefits from an abundant amount of natural light and breathtaking vistas.

It is very close to the green spaces of Primrose Hill and Regents Park and the fantastic shops and restaurants on Primrose Hill Road and St John's Wood High Street. It is equidistant between Chalk Farm Underground Station (Northern Line) and St John's Wood Underground Station (Jubilee Line).







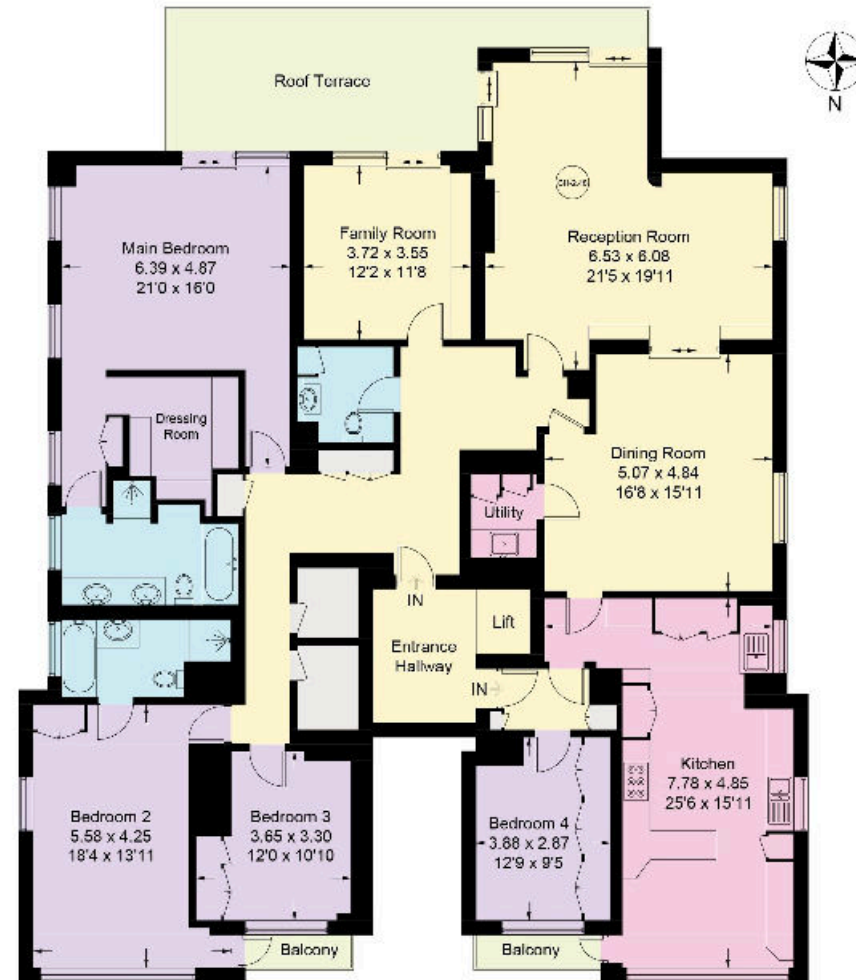




## Danes Court

Approximate Gross Internal Area = 251.3 sq m / 2705 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Eighth Floor

Knight Frank  
St John's Wood  
5-7 Wellington Pl  
London  
NW8 7PB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Tim Perks  
+44 20 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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