

St Edmund's Terrace, Primrose Hill NW8



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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.



Guide price: £3,750,000

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

Service charge: £34,550 per annum, reviewed annually. We have been unable to confirm the next review date. Please make your own enquiries

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.

A stone's throw from Primrose Hill, it is very close to Regents Park and within walking distance to the fantastic shops and restaurants on Primrose Hill Road and St John's Wood High Street. It is equidistant between to Chalk Farm Underground Station (Northern Line) and to St John's Wood Underground Station (Jubilee Line).







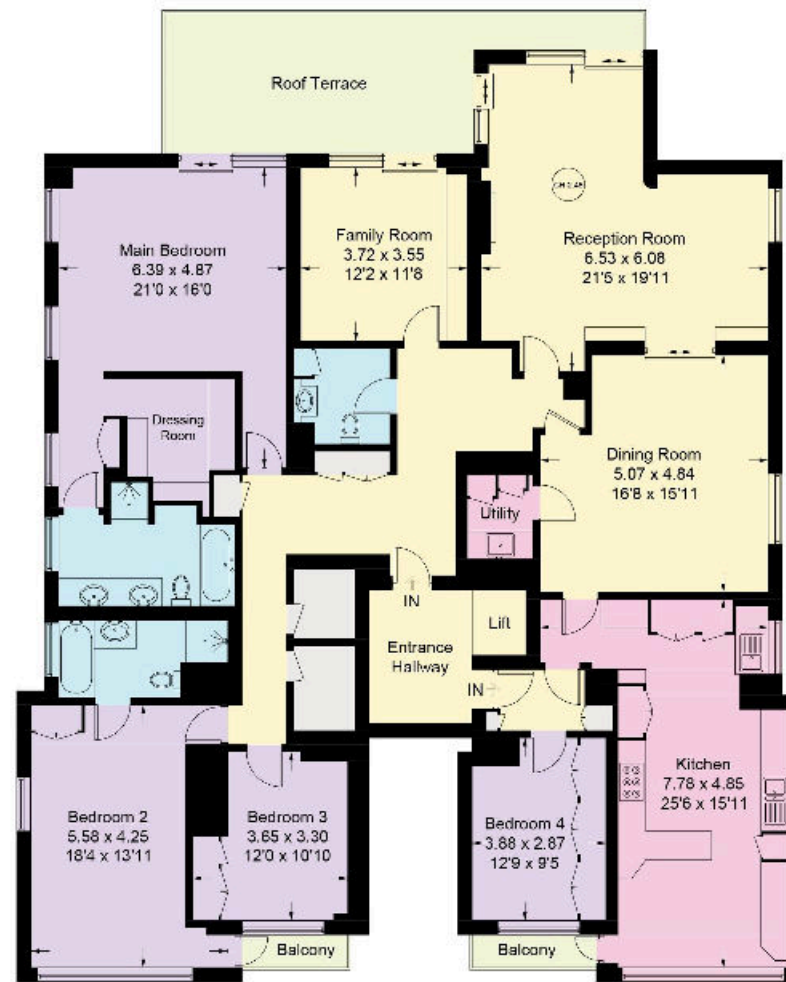




Danes Court

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

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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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