



Pavilion Apartments, St John's Wood Road

NW8



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An outstanding three bedroom duplex apartment (2,637 sq ft/245 sq m) which occupies the ninth and tenth floors of this modern landmark building in the heart of St John's Wood. Take advantage of one of the most exquisite panoramas of the London skyline to the south and, for the cricket lover, a picture perfect mid-wicket view of Lord's Cricket Ground to the north.

This stunning duplex has been designed and built with no expense spared and to the highest standards, incorporating the most desirable materials sourced from around the world.



Guide price: £7,495,000

Tenure: Leasehold: approximately 974 years remaining

Service charge: £20,000 per annum, reviewed annually*

Ground rent: £700 per annum*

Local authority: City of Westminster

Council tax band: H

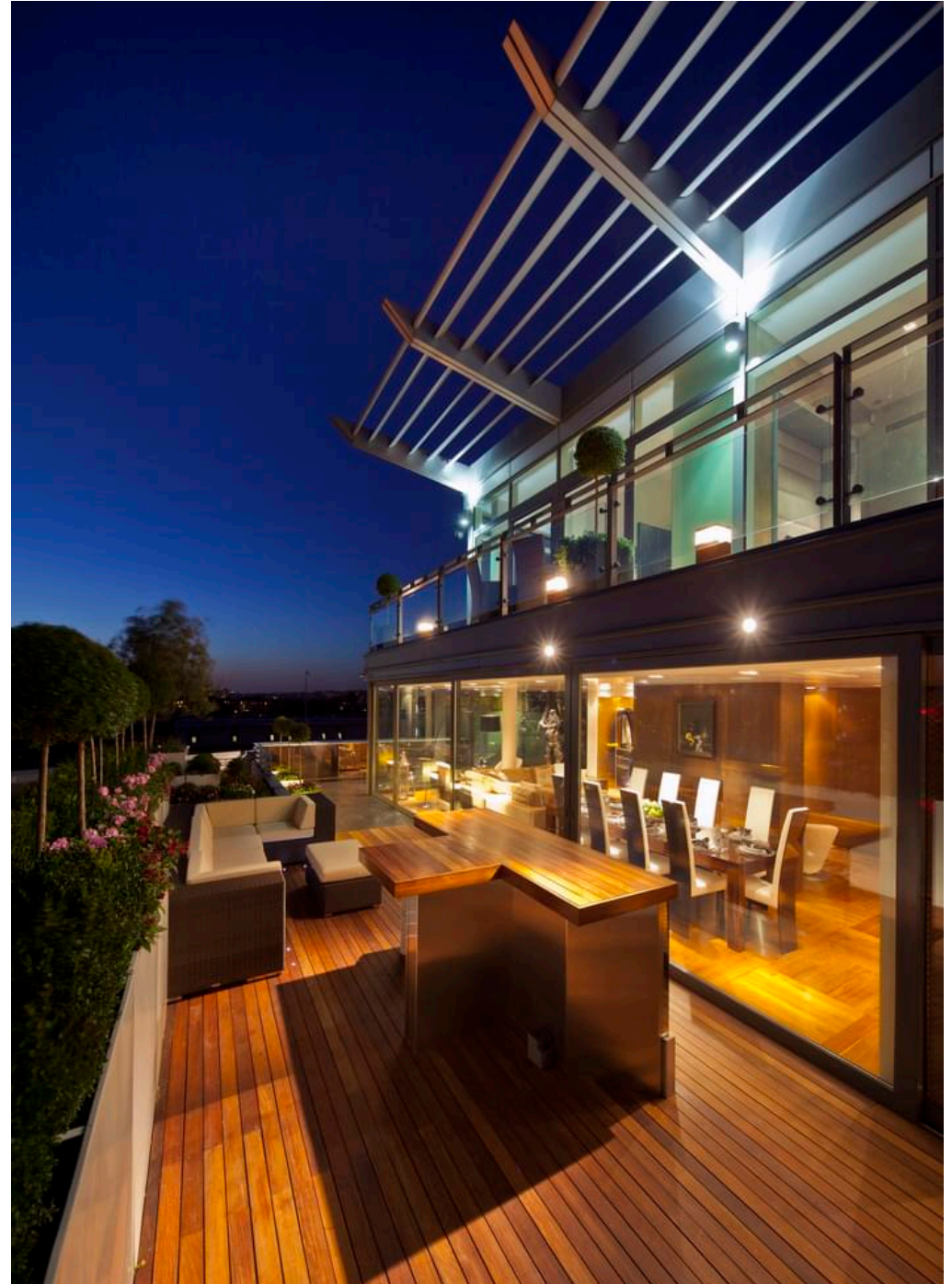


Providing excellent entertaining space, the apartment additionally benefits from air-conditioning, secure designated underground parking and a substantial private roof garden equipped with full bar facilities and a Jacuzzi.

*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

The Pavilion Apartments is one of St John's Wood's most sought-after apartment buildings and benefits from 24 hour portage, excellent communal areas and secure underground parking. It is situated on St John's Wood Road, directly opposite Lord's Cricket Ground, with Regent's Park within walking distance. The nearest tube station is St John's Wood (Jubilee Line), which is located 0.5 miles away.







The Pavilions, St John's Wood Road NW1

Approximate Gross Internal Area:
 Apartment - 245 sq.m. / 2637 sq.ft.
 Terrace Area: 123 sq.m. / 1324 sq.ft.



9th Floor

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.



10th 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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