

St. Edmunds Terrace, Primrose Hill NW8



St. Edmunds Terrace, Primrose Hill **NW8**

A one bedroom apartment with a private patio and close proximity to Primrose Hill.

In the prestigious area of St Edmunds Terrace NW8, this one bedroom, ground-floor flat features a bright and spacious reception room with direct access to a private patio. The well-appointed kitchen features high-quality appliances, while the generously sized bedroom offers comfort and tranquillity. Ample storage throughout and a good-sized tiled bathroom enhance the appeal of this stunning residence.



Asking price: £775,000

Tenure: Leasehold: approximately 963 years remaining

Service charge: £3,240 per annum (paid half yearly). 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: E



Location

This exceptional flat is a rare find in a sought-after location near the green spaces of Primrose Hill and Regent's Park. St John's Wood High Street has fashionable boutiques, pavement cafes, and restaurants.

Local attractions include the Abbey Road studios, made famous by the Beatles and Lords Cricket Ground. The American School in Loudoun Road is very popular, with many executives relocating to London with their families.



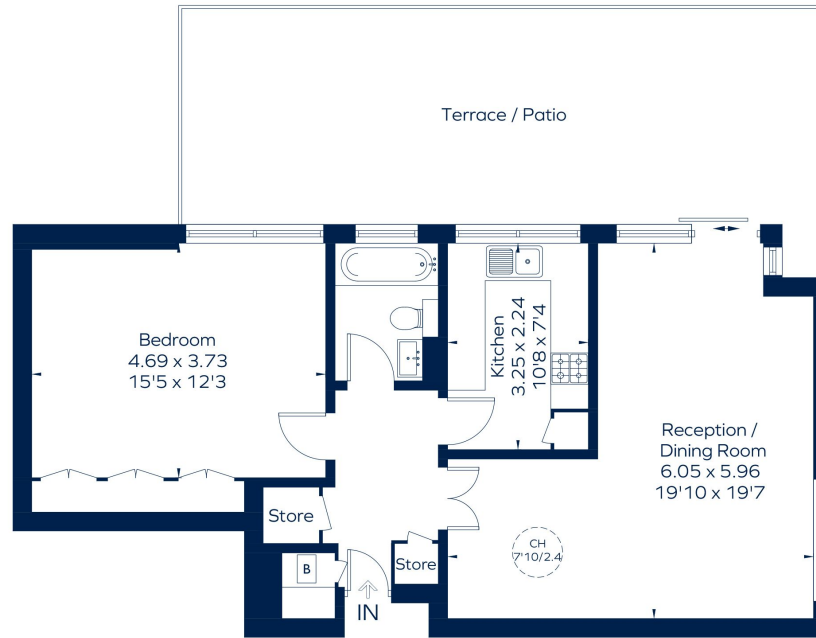


ST. EDMUNDS TERRACE

Approximate Gross Internal Area = 722 sq. ft. (67.1 sq. m.)



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.



Ground 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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Particulars dated December 2024. Photographs and videos dated December 2024.

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