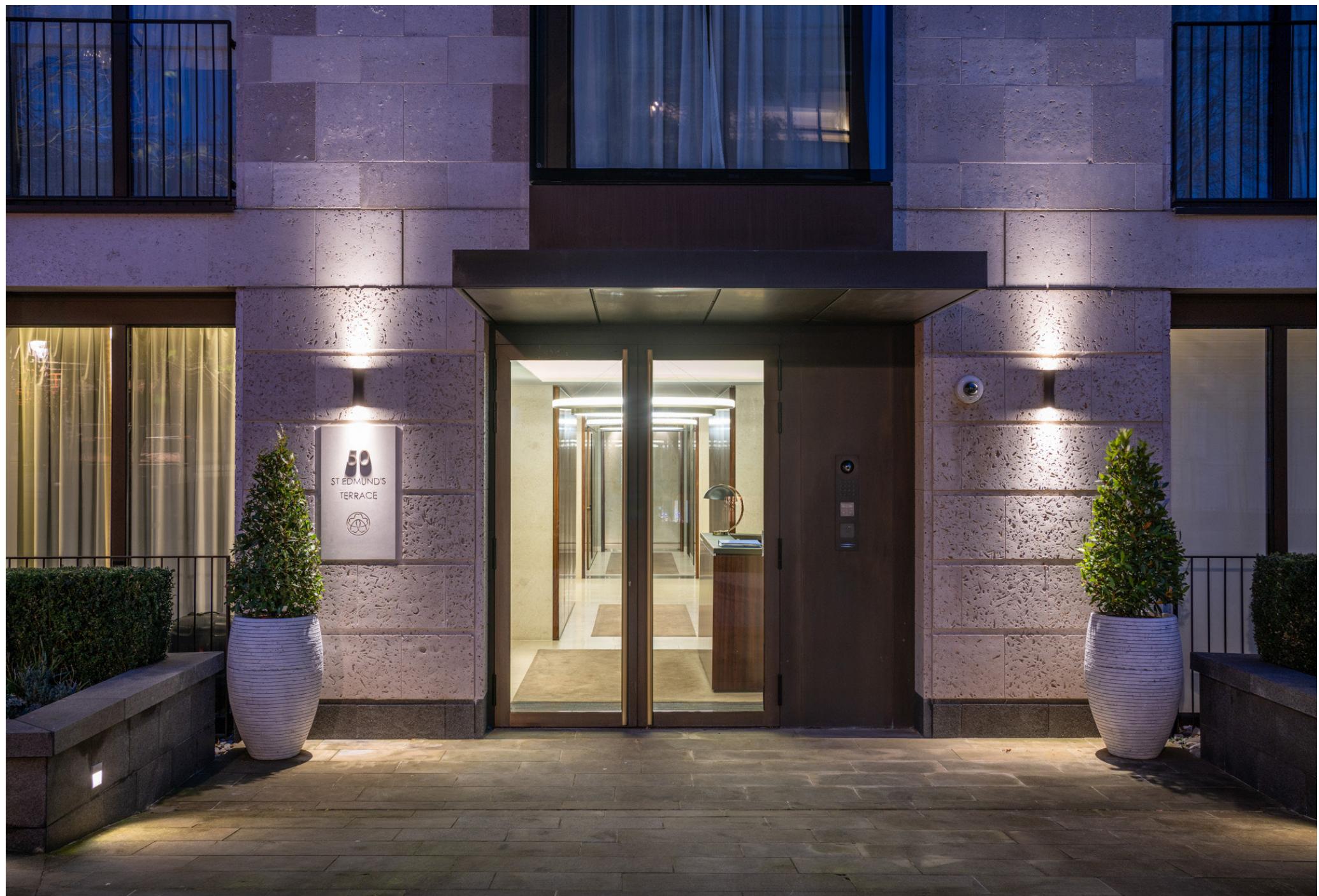




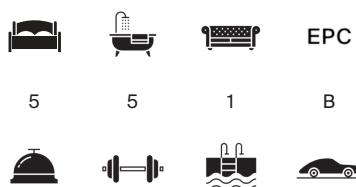
ST EDMUNDS TERRACE

London, NW8



ST EDMUNDS TERRACE

A spectacular duplex penthouse, that combines an exceptional blend of elegance, space, and cutting-edge technology in a highly coveted location with views over Regent's Park and Primrose Hill.



Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Leasehold with 988 years remaining

Service Charge: £78,498 per annum

Guide Price: £12,850,000





The bright and airy interiors feature floor-to-ceiling windows throughout, filling the home with natural light and framing breathtaking views over Regent's Park and Primrose Hill. Air conditioning and smart home automation provide modern comfort and convenience at your fingertips.

The impressive accommodation includes a welcoming entrance hall, an expansive double reception room perfect for entertaining, and a sleek open-plan kitchen equipped with premium appliances. Step outside to the wrap-around terrace, an exceptional outdoor space ideal for relaxation and alfresco dining, with stunning views of the surrounding green spaces.







Descending to the fourth floor, you will discover the sleeping quarters. The principal suite offers a generous dressing room and a sleek en suite bathroom, complete with a double vanity and a freestanding bath. There are also four more bedrooms, each with their own en suite and clever built-in storage.

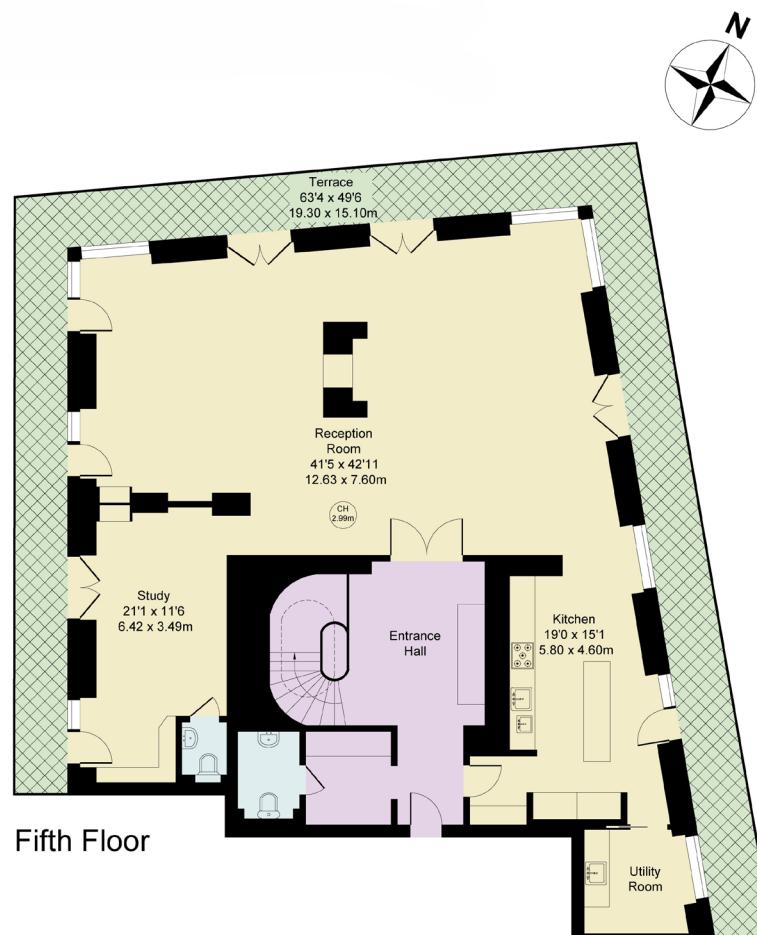
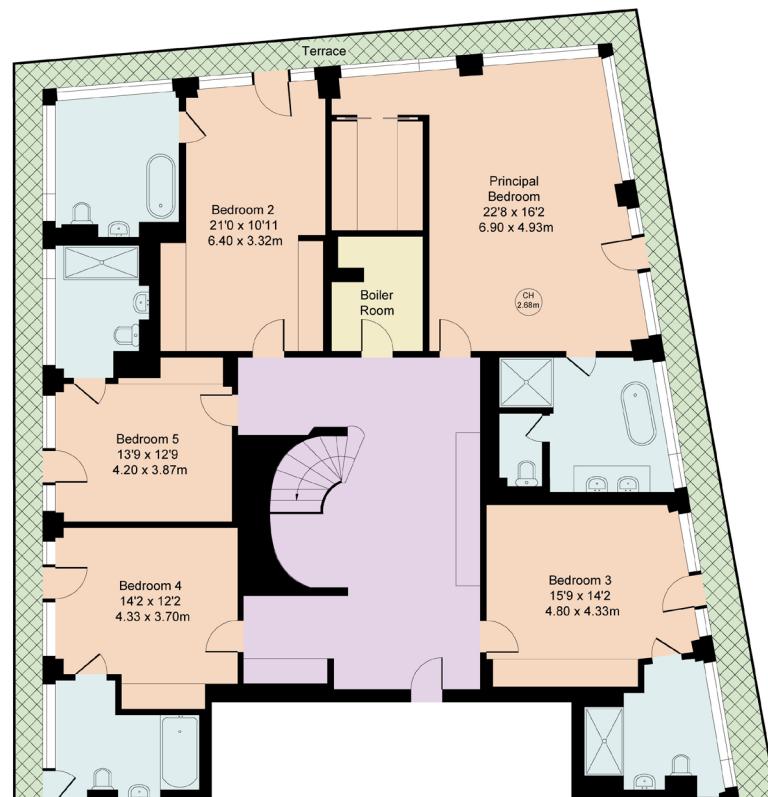
Additional living spaces include a dedicated study, a utility room, and a guest cloakroom.

Residents benefit from underground parking, 24-hour concierge and security services, and exclusive access to premium spa and leisure facilities, including a 20-meter swimming pool, steam room, and a state-of-the-art gym.

Please note we have been unable to confirm the ground rent and review periods. You should ensure you make your own enquiries.



Key :
CH - Ceiling Height



Approximate Gross Internal Area = 404.58 sq m / 4355 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)



Declan Selbo

+44 20 7483 8343

declan.selbo@knightfrank.com

Knight Frank St Johns Wood

5-7 Wellington Place

London, NW8 7PB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

