

One St Johns Wood NW8

LREO





## St Johns Wood Road NW8

Price on application

Brand new two bedroom apartment available to rent in One St Johns Wood.

Set on the fifth floor of this newly completed development and covering 785 sq ft comprising a bright reception, open plan kitchen with integrated Miele appliances, primary bedroom with marble ensuite bathroom and balcony, second double bedroom and family bathroom with tub. Features include hardwood chevron flooring, SONOS ceiling speakers, underfloor heating, comfort cooling, book matched marble tiles and AquaVision TV in the bathroom.

One St Johns Wood is Regal London's flagship development, located opposite Lords Cricket Ground and moments from Regents Park. Amenities include 24-hour Concierge, valet parking, gym, pool, spa, cinema, business lounge, private dining room and roof terrace.

Contact Michael Sevilla  
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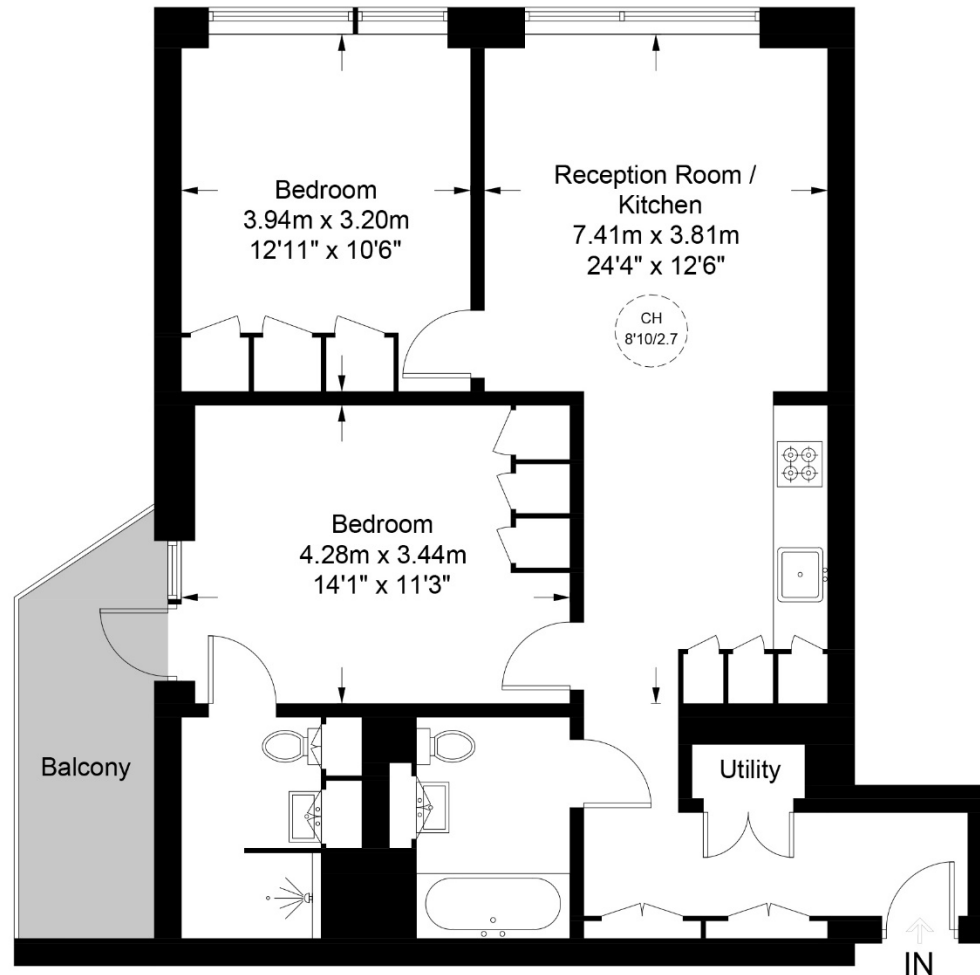








Approximate Gross Internal Area = 785 sq ft / 72.9 sq m



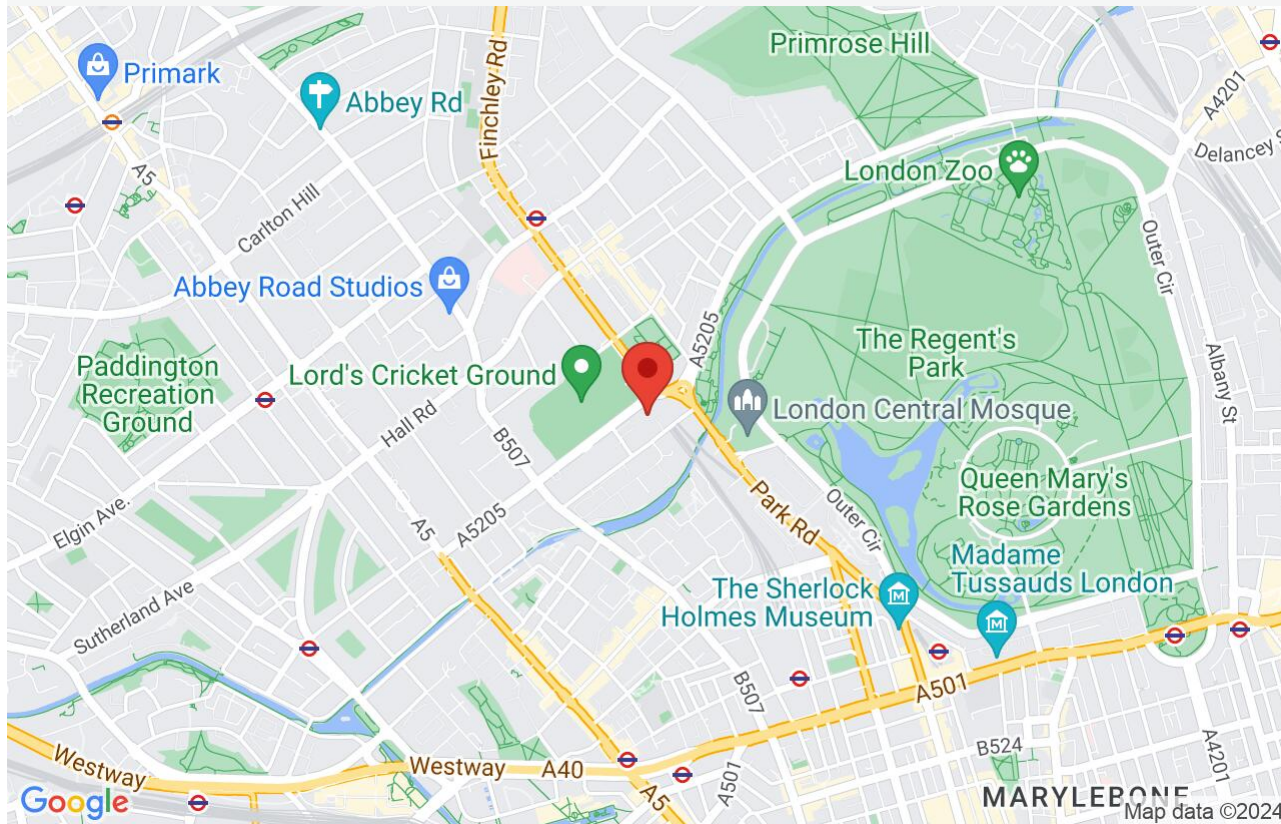
**Fifth Floor**

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. (ID925593)



**Certified  
Property  
Measurer**





2 Bed  
2 Bath  
1 Reception  
785 sq ft

Council Tax Band F

Comfort Cooling  
Concierge  
Gym & Pool  
Cinema

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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