



One St Johns Wood, 60 St Johns Wood Road, London, NW8 8WF

£1,300,000

CITYZEN ARE DELIGHTED TO OFFER FOR RE-SALE A ONE BEDROOM 7TH FLOOR APARTMENT SET OVER 584 SQUARE FEET IN THE NEARLY COMPLETED AND MUCH TALKED ABOUT "ONE ST JOHNS WOOD"

The development under construction by luxury developers "Regal London" sits opposite Lords Cricket ground and is a short walk from St Johns wood station (Jubilee line) and the High Street.

The residents facilities will offer a new level of luxury including a business lounge, private dining room, club lounge, cinema, gym, 20 meter pool plus steam room and jacuzzi, 24 hour concierge service and a roof garden overlooking London.

The apartment comprises a South East facing reception room leading out to a spacious balcony, luxury fitted kitchen with "Miele" appliances, oak timber flooring & coffered ceiling with halo lighting. The double bedroom has fully fitted wardrobes as well as floating bedside tables and pendant lighting. The bathroom is obviously top of the range and includes marble tiling, built in storage and "Aquavision" TV

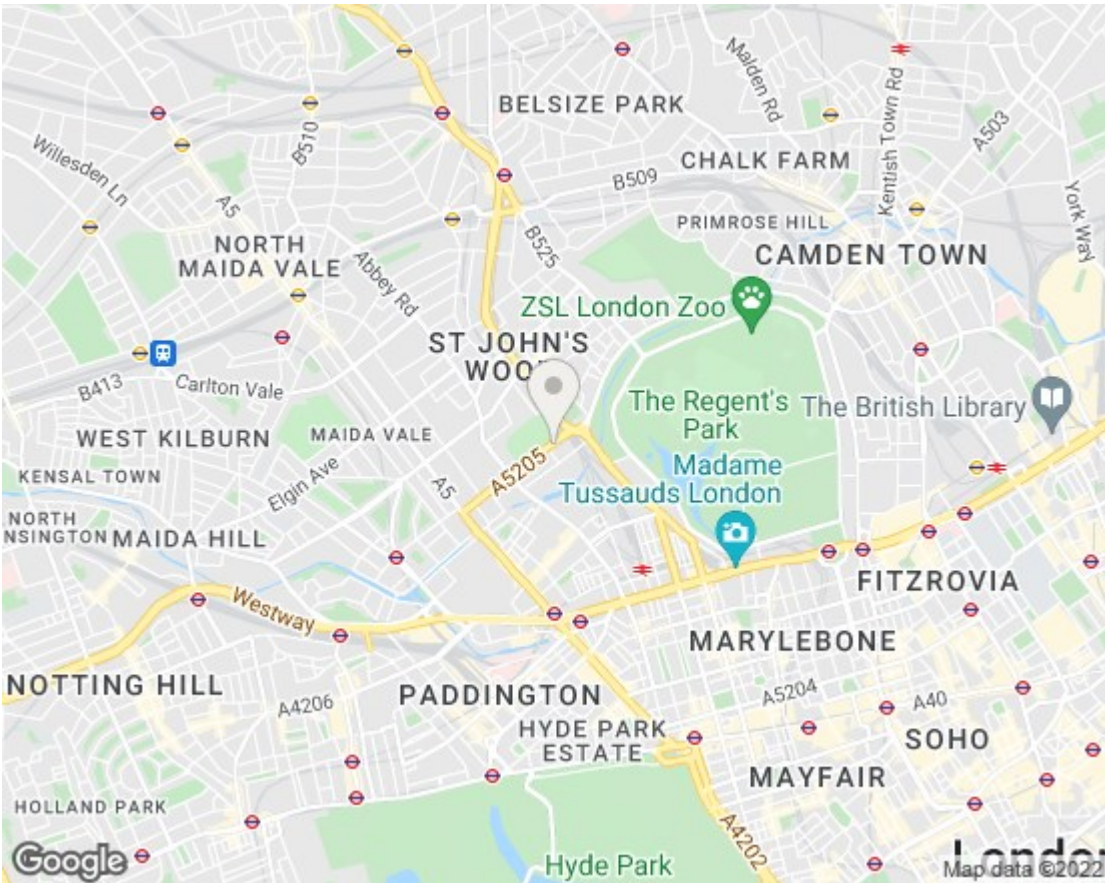
UNDERFLOOR HEATING AND COMFORT COOLING

- 584 SQUARE FEET
- DUE TO COMPLETE Q4 2022
- 5 STAR RESIDENTS FACILITIES
- HEART OF ST JOHNS WOOD
- 7TH FLOOR
- 999 YEAR LEASE
- CINEMA, DINING ROOM & CLUB ROOM
- 20 METER POOL & GYM
- ONE ST JOHNS WOOD
- TOP SPECIFICATION

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ONE ST JOHNS WOOD

FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.