



## **One St Johns Wood, 60 St. Johns Wood Road, London, NW8 7HN**

**£875 Per Week**

A 4TH FLOOR ONE BEDROOM APARTMENT FOR RENT WITHIN REGAL LONDONS MOST EXCLUSIVE "ONE ST JOHNS WOOD" DEVELOPMENT IN THE HEART OF NW8

ONE ST JOHNS WOOD is unarguably a level above anything built in this location and residents enjoy facilities in the Regent Spa located in the basement such as the stunning 20 meter pool, 2 separate plunge pools, sauna, steam room and state of the art gym.

Other facilities include the Club lounge, private dining rooms, communal roof gardens with views over London, 24 hour concierge as well as a cinema

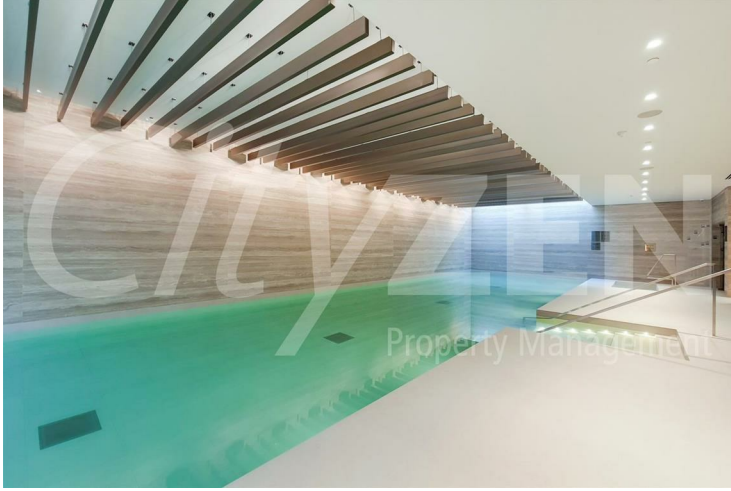
This one bed is very spacious and comprises a lounge, fitted kitchen with "Miele" appliances, ample built in storage, double bedroom with built in wardrobes and a natural stone bathroom with bespoke furniture and aqua vision tv.

This apartment has its own S/E facing private balcony which can be accessed from both the living room and bedroom

Comes furnished. AVAILABLE FROM 14.12.2023

- ONE ST JOHNS WOOD NW8
- THE MOST SOUGHT AFTER BLOCK IN NW8
- CLUB LOUNGE, ROOF GDNS
- COMES FURNISHED
- AVAILABLE FROM 14.12.2023
- GYM, SAUNA, STEAM ROOM
- OVER 550 SQ FEET
- ONE BEDROOM APARTMENT
- LUX 20 METER POOL
- 4TH FLOOR

**One St Johns Wood, 60 St. Johns Wood Road, London, NW8 7HN**



**RESIDENTS 20M POOL**



**RECEPTION ROOM**



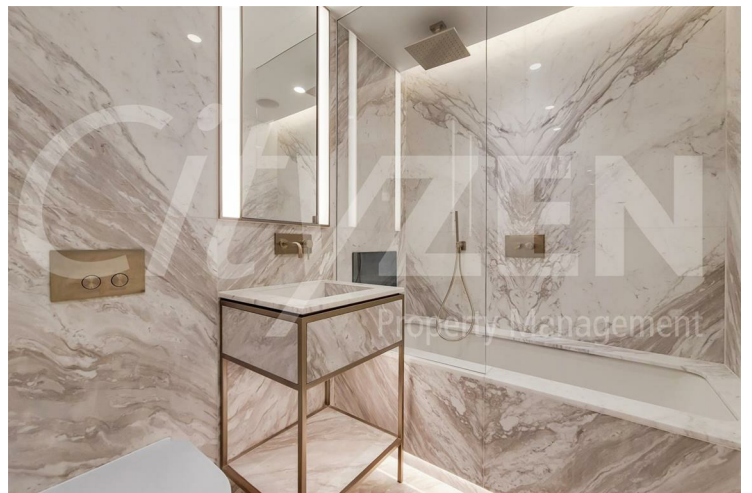
**ONE ST JOHNS WOOD**



**BEDROOM**



**RESIDENTS CINEMA**



**BATHROOM**





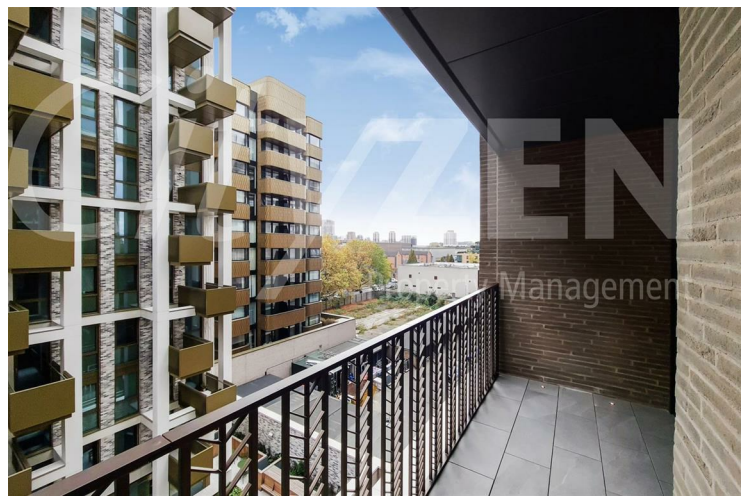
**BEDROOM**



**RECEPTION ROOM**



**RECEPTION ROOM**



**S/E FACING BALCONY**



**RECEPTION ROOM**



**S/E FACING BALCONY**

**One St Johns Wood, 60 St. Johns Wood Road, London, NW8 7HN**



**RESIDENTS GYM**

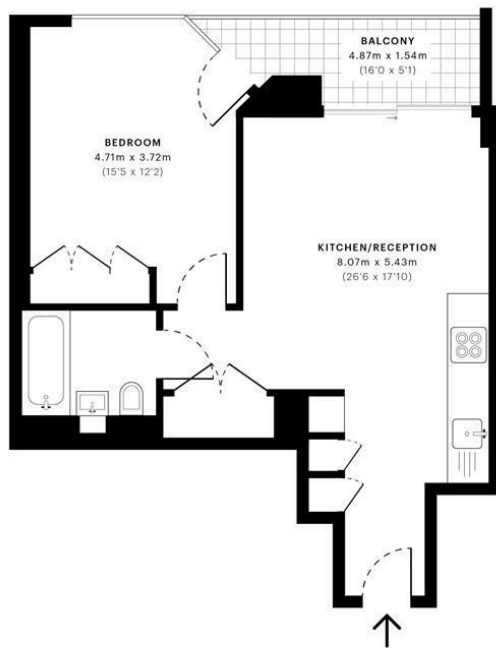


**RESIDENTS POOL**

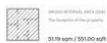


**ENTRANCE**





— Fourth Floor



Specified floor plans are produced in accordance with:  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plans and figures are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements taken at the individual room heights and widths  
are the maximum points of measurement captured in the scan.

Spec ID: 5635673386126504084385902

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England &amp; Wales

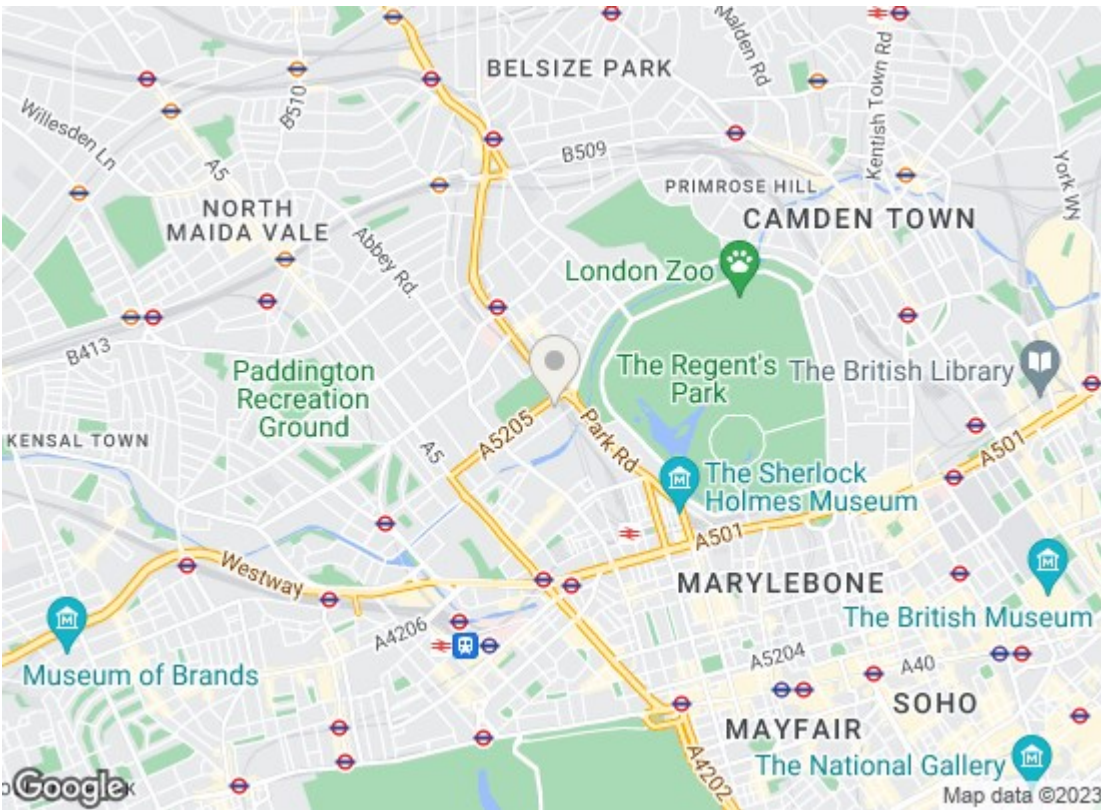
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England &amp; 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.