

ST. JOHNS WOOD PARK, LONDON

£1,300 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Excellent 3-bedroom apartment in St. John's Wood.

Luxurious three-bedroom apartment offers exceptional living space, style, and comfort within an exclusive gated development featuring a 24-hour concierge service.

Spanning approximately 1,061 sq ft, the apartment is extremely well maintained and finished to a high standard throughout. Each of the three bedrooms includes an en-suite bathroom, designed with premium fittings and elegant finishes to create a boutique hotel feel.

The spacious living room provides the perfect setting for relaxation or entertaining, seamlessly connecting to a dedicated dining area ideal for hosting guests. The fully integrated modern kitchen is equipped with top-quality appliances and ample storage, combining functionality with sleek design.

Additional features include air conditioning throughout and access to car parking on a first-come, first-served basis.

Located within a secure and prestigious development, this outstanding residence offers refined city living with every convenience at your doorstep, ideal for those seeking a sophisticated London home.

### Living in St John's Wood

St John's Wood offers a unique village atmosphere in the heart of London, making it an ideal location for both families and young professionals. The area is internationally recognised for landmarks such as the Lord's Cricket Ground and the iconic Abbey Road Studios, famously associated with The Beatles and Pink Floyd.

The elegant St John's Wood High Street features a curated selection of fashion boutiques, artisan delis, organic food shops, and a variety of cafés and restaurants, contributing to the area's refined yet welcoming character.

St John's Wood is well connected, with St John's Wood Underground Station (Jubilee Line) offering direct access to Bond Street, London Bridge, and Canary Wharf. Maida Vale and Swiss Cottage stations are also nearby, providing further convenience for commuters.

Families are drawn to the area for its proximity to some of London's most respected schools, including The American School in London, Arnold House School, and Barrow Hill Junior School, all contributing to the area's strong community appeal.



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Second FLOOR



APPROXIMATE GROSS INTERNAL AREA 1062 SQ FT / 99 SQ M



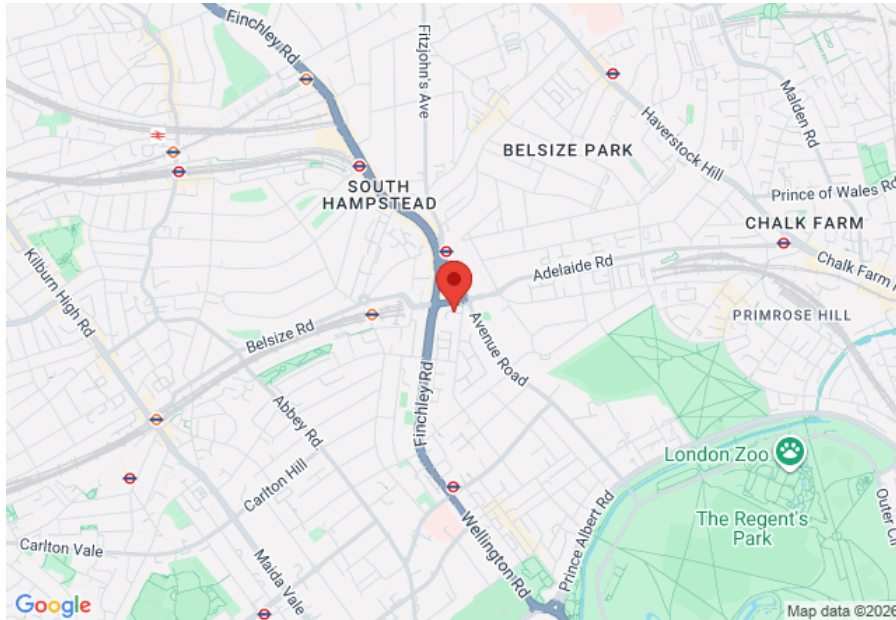
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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