

ST. EDMUNDS TERRACE, ST JOHNS WOOD

£692 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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### PROPERTY DESCRIPTION

An excellent two-bedroom apartment located just moments away from Primrose Hill and Regents Park.

The apartment offers two bedrooms, one bathroom, and a spacious living room seamlessly integrated with a dining area. Additionally, there is a fully integrated kitchen with ample storage space. Residents also enjoy the convenience of heating and hot water included in the rental price, as well as access to a beautiful communal garden.

This residential building offers porterage, a passenger lift, and is conveniently situated just moments away from the vast expanse of Regent's Park and Primrose Hill, as well as St. John's Wood High Street and underground station. Additionally, residents enjoy the security provided by the entry phone system and have access to communal gardens.

#### Living in St John's Wood

A true village atmosphere in the heart of London, St John's Wood appeals to both families and young professionals alike.

The area is world-renowned for the iconic Lord's Cricket Ground and the famous Abbey Road Studios, which was the recording venue for the Beatles and Pink Floyd.

St John's Wood High Street has an excellent variety of fashion boutiques, delis, and restaurants, as well as organic food shops.

Nature lovers and those seeking leisurely pursuits will be thrilled to discover that Regents Park and London Zoo are just a brief walk away. You can enjoy your free time in the midst of nature's beauty or embark on exciting adventures at the renowned London Zoo, all within a short stroll from your doorstep.

Regent's Park, a renowned 395-acre haven of tranquillity, boasts an open-air theatre and an enchanting rose garden with over 12,000 roses.

This apartment enjoys great transportation options, with multiple bus routes and the nearby St. John's Wood Underground station, which is served by the Jubilee line.



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# St Edmunds Terrace, St Johns Wood

Approximate Gross Internal Area  
667 sq ft - 62 sq m



**GROUND FLOOR**

**For Illustrative Purposes Only.**



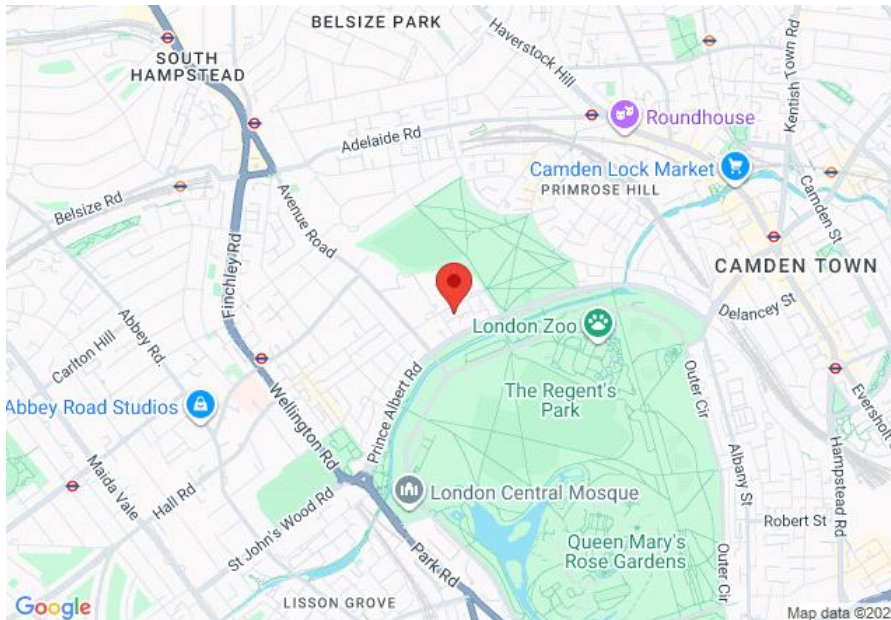
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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