

STEPHEN PARRY

& COMPANY



Penthouse 6, Wellington Court, Grove End Road, St Johns Wood, London

**A luxury 3 bedroom penthouse of 116 sq m (1.247 sq ft) with outside terraces
and stunning views of the City of London**



Location

St John's Wood was developed from the early 19th century onwards and has a distinctly English village feel yet enjoys a cosmopolitan population with extensive shops, boutiques and restaurants. It was one of the first London suburbs to be developed with a large amount of low density "villa" detached and semi-detached houses and is renowned for

its tree lined avenues. St John's Wood is the location of Lord's Cricket Ground, home of Middlesex County Cricket Club and the Marylebone Cricket Club. It is also famous for the Abbey Road Studios and has the American School. Penthouse 6 is located directly opposite St John's Wood Underground Station (Jubilee Line) and is two stops from Bond Street in the heart of the West End. Westminster station (4 stops) and

Canary Wharf (9 stops) are all accessible on the Jubilee Line.

Accommodation

Reception Lobby * Secure lift * Private Reception Hallway * Drawing room * Kitchen * 3 Bedrooms (2 with en-suites) * Shower room * Terraces * Allocated secure car parking





The Property

Penthouse 6 is a luxury 3 bedroom penthouse with outside terraces and stunning views of the City of London. Secure video entry system provides access to the reception lobby. The reception lobby on the ground floor has 24/7 concierge and from here a lift with security code entry provides direct access to the Penthouse's private reception hallway. This newly built penthouse was constructed by multi award winning developers Dekra and unique features include mood lighting to all rooms, full air conditioning to all rooms with fresh air filtration system, Crestron sound system throughout the penthouse,

under floor heating and security system. The private reception hallway provides access to the drawing room which in turn provides access to bedroom 3 / dining room and the terraces. The bespoke kitchen is fully fitted with Gaggenau appliances. Bedroom 1 and 2 both have en-suite bathrooms, the principle bedroom has an en-suite bathroom and bedroom 2 has an en-suite shower room. In addition the Penthouse has a separate shower room.

Secure vehicular electric gates provide access to the underground car park. Penthouse 6 has one allocated car parking bay.



**Tenure**

The property is Leasehold tenure for 99 years from 25th March 1983. Ground rent £150 per annum. Service charge approximately £5,000 per annum.

Services

Mains electricity, water and drainage are connected to the property.

Local Authority

City of Westminster 020 7641 6000.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

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