



PARKWOOD POINT

ST. EDMUND'S TERRACE
LONDON NW8

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PARKWOOD POINT IS A COLLECTION OF LUXURIOUS APARTMENTS AND UNIQUE MEWS HOUSES IN THIS IMPRESSIVE MODERN MANSION BLOCK. LOCATED ON A QUIET STREET WITH ENVIABLE PROXIMITY TO PRIMROSE HILL AND REGENT'S PARK, IN ONE OF LONDON'S MOST PRESTIGIOUS NEIGHBOURHOODS.

COVER IMAGE:

The view from Primrose Hill,
across Regent's Park and towards
London's iconic skyline

NESTLED IN A QUIET, LEAFY STREET AT THE ENTRANCE TO PRIMROSE HILL, PARKWOOD POINT ENJOYS EASY ACCESS TO BOTH GREEN OPEN SPACES AND THE BUSTLING CITY CENTRE.

PARKWOOD POINT

ST. EDMUND'S TERRACE
LONDON NW8

THE CITY
(4 MILES)

CLERKENWELL
(3 MILES)

WEST END
(2 MILES)

MAYFAIR
(1.5 MILES)

THE VERY BEST OF LONDON ON YOUR DOORSTEP

Take a short walk to the top of Primrose Hill, where you will become immediately aware of your location. The view is arguably one of the finest in London. The capital's landmark buildings rise in front of you; St. Pauls, The Shard, The Gherkin, Leadenhall, Bishopsgate, BT Tower, and Canary Wharf seem like they are within touching distance. Yet the expanse of Regent's Park at the base of the hill protects you from the busy pace of the city.

Parkwood Point is within strolling distance of London's West End, a walk that will take you through parks, gardens, and grand stucco-fronted terraces of Fitzrovia to the shops, bars, and restaurants of Soho and Mayfair. Alternatively, you could walk along the traffic-free Regent's Canal path to Little Venice in the West or Camden, Kings Cross, and Hackney to the East.

Parkwood Point is well served by local tubes and buses and has easy access for national and international travel, with eight main rail stations (including St. Pancras Eurostar) just 30 minutes from your door, and two London airports just a short taxi ride away.

TRAVEL TIMES

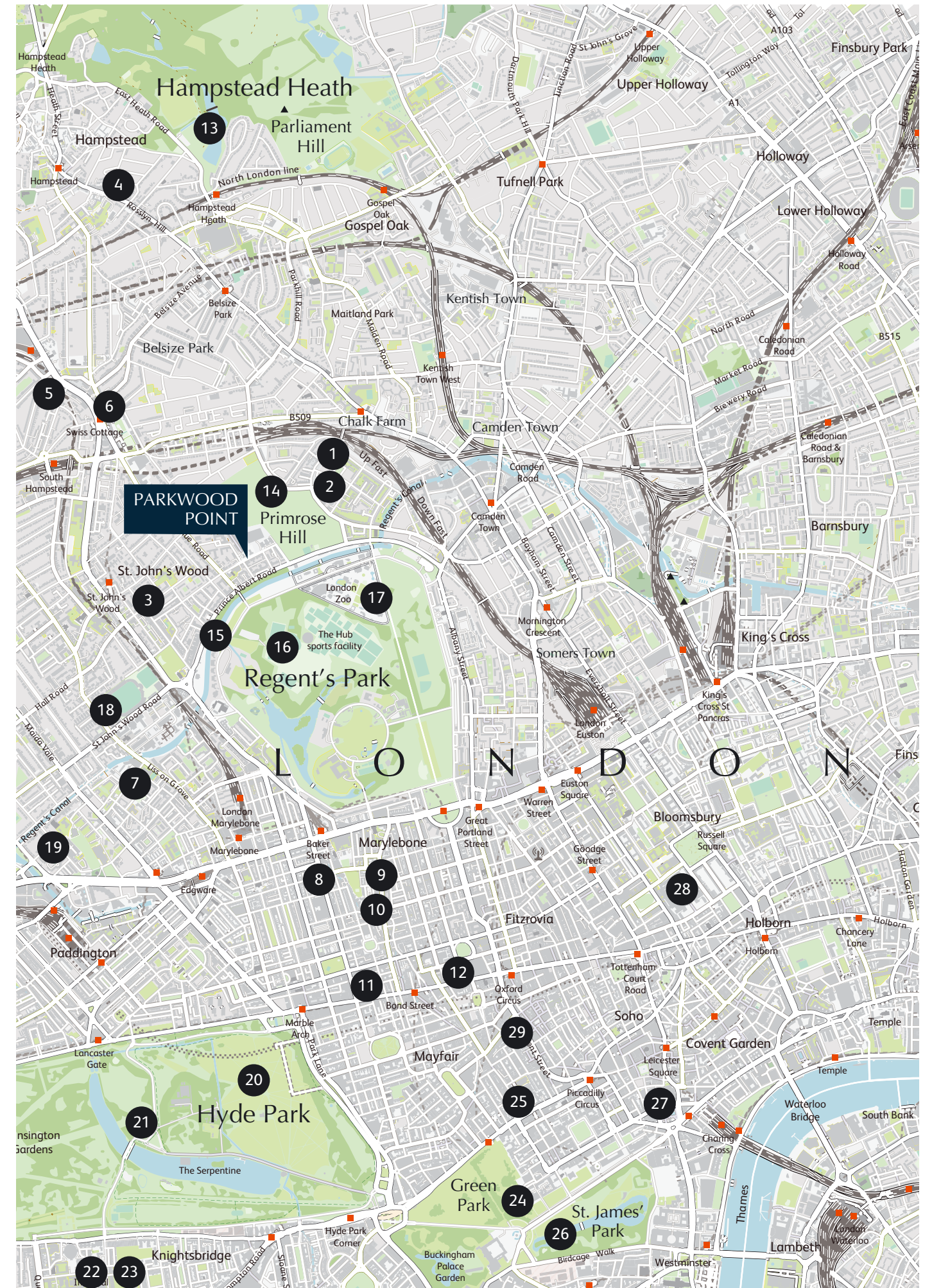
Walking	
St Johns Wood Tube	12 mins
Chalk Farm Tube	15 mins
Camden Town Tube	18 mins
Hampstead Heath	25 mins
West End	35 mins
By Tube	
Kings Cross Station	25 mins
Paddington Station	25 mins
Waterloo Station	30 mins
The City	30 mins
By Car	
City Airport	40 mins
Heathrow Airport	40 mins

LOCAL AMENITIES

- 1 Primrose Hill Village
- 2 Odette's Restaurant
- 3 The Ivy St. Johns Wood
- 4 Hampstead Village
- 5 Waitrose Finchley Road
- 6 Swiss Cottage Cinemas
- 7 Church St. Antique Shops
- 8 Baker Street Everyman Cinema
- 9 Waitrose Marylebone High St
- 10 Marylebone Farmers' Market
- 11 Selfridges
- 12 John Lewis

LEISURE

- 13 Hampstead Heath
- 14 Primrose Hill
- 15 Regent's Canal
- 16 Regent's Park
- 17 London Zoo
- 18 Lord's Cricket Ground
- 19 Little Venice
- 20 Hyde Park
- 21 Serpentine Gallery
- 22 National History Museum
- 23 V&A Museum
- 24 Green Park
- 25 Royal Academy of Arts
- 26 St. James' Park
- 27 National Gallery
- 28 British Museum





PHOTOS

Left: The Ivy on St. John's Wood High Street, one of many excellent local restaurants.

Right: Antique markets at Portobello Road and Church Street, Marylebone

Far-Right: Coal Drops Yard, Kings Cross, home to several leading creative agencies, emerging designers, and fledgling brands.

Below: Shoppers create a hive of activity at the junction of Oxford Street and Regent's Street.



BE ALL CONSUMED

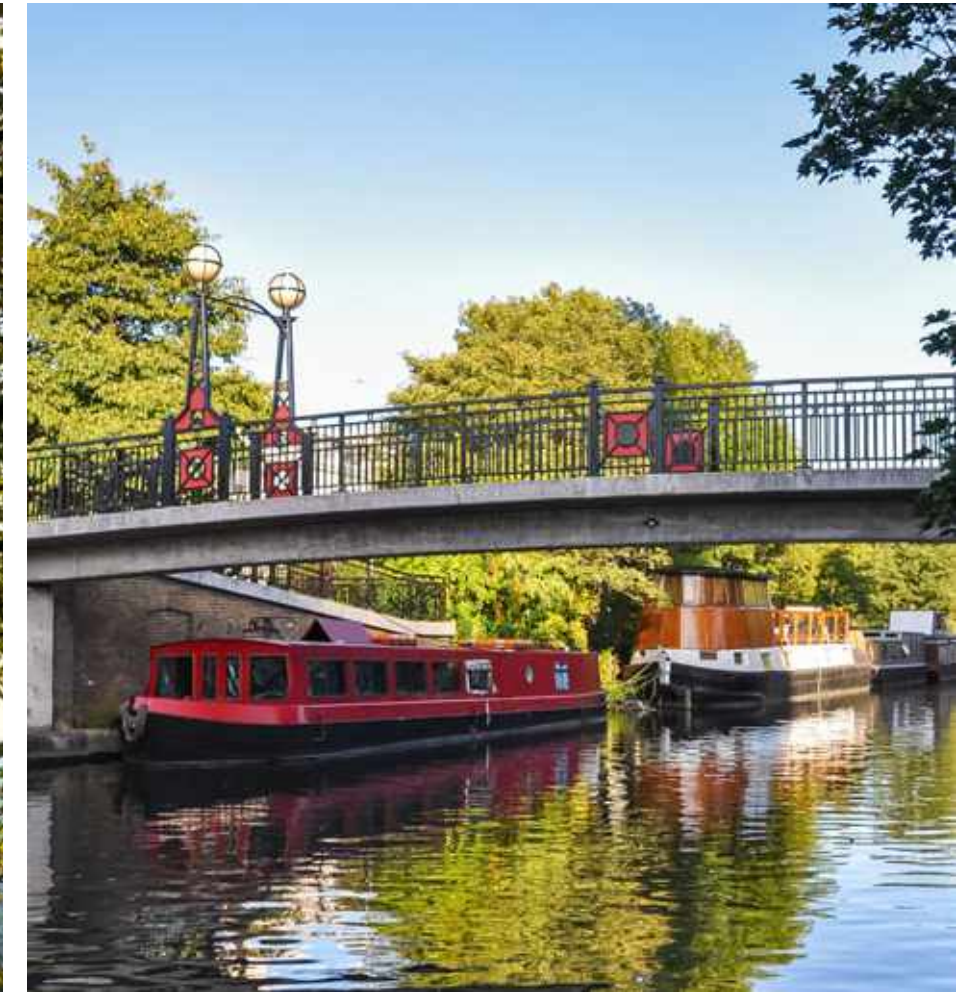
Parkwood Point is surrounded by world-class shopping areas, most famous is probably the West End and Covent Garden with door-to-door flagship stores, where the World's biggest brands compete for dominance. Next along is Mayfair, a much more exclusive shopping experience with stylish boutiques, bespoke tailors, and leading designers offering haute couture.

Your local shopping area is in St. Johns Wood, a thriving High Street with an eclectic mix of excellent restaurants, cafes, delis, chic fashion stores, salons, and grooming parlours.

To the north is Primrose Hill, Belsize Park, and Hampstead, a string of upmarket urban villages flowing seamlessly into each other, offering well presented independent shops.

To the East is Kings Cross, which has recently transformed into London's most exciting and creative quarter. Here you will discover the designers, makers, and brands of the future.





SPACE TO THINK AND ROOM TO BREATHE

London is one of the busiest cities in the world, yet it is also one of the greenest, thanks to the abundance of parks, gardens, and tree-lined streets.

When it comes to open spaces, you will be spoilt for choice. Parliament Hill is the perfect spot for a morning stroll, and it offers one of the best views across London. Regent's Park is home to London Zoo, a boating lake, numerous sports pitches, a rose garden, and the popular Open Air Theatre.

A short walk north is Hampstead Heath, a vast expanse of open pasture, ancient woodland, and freshwater bathing ponds.



PHOTOS

Above: Primrose Hill park is open 24 hours a day. The well-lit pathways make this park useable year-round for exercise or simply enjoying the view.

Left: The boating lake in Regent's Park attracts a wide variety of birds, over 200 species have made this park their home.

Right Top: The towpath along the Regents Canal makes an interesting, traffic-free walk across London.

Right Bottom: The Giraffe House at London Zoo, Regent's Park.



PHOTOS

Exterior views of Parkwood Point
19-22 Edmunds Terrace, London NW8

AN IMPRESSIVE BUILDING IN AN EXCEPTIONAL LOCATION

Parkwood Point has recently undergone significant renovation to create exciting luxury living spaces. Every apartment has been completely refurbished with new kitchens and bathrooms, while the original pale brick facade has been retained.

This impressive seven-storey building sits on the corner of a tree-lined residential street in St. John's Wood, one of London's most prestigious neighbourhoods. The quiet streets have virtually no cut-through traffic, and there are plenty of street parking spaces, thanks to the resident-only permit bays.





MODERN, LIGHT, AND INDIVIDUALLY DESIGNED

The apartments and mews houses at Parkwood Point have been individually designed to create unique and stylish homes. The internal layouts maximise the use of space and light, while ample storage means that simple, fuss-free living can instantly become a reality.

This impressive development offers a selection of luxury apartments and penthouses, some of which boast large private terraces or balconies. Each apartment has been fitted with modern, high-end appliances and quality fixtures and finishes, to create beautifully crafted homes with a timelessly chic style.

All apartments are unfurnished except for the two show flats, nos. 8 and 15, which have been furnished by an interior designer..

PHOTOS

Interior of the two furnished show flats, Nos.8 and 15.



APARTMENT
No.

5

Ground Floor
Gross Internal Area:
910.3 sqft / 84.6 sqm

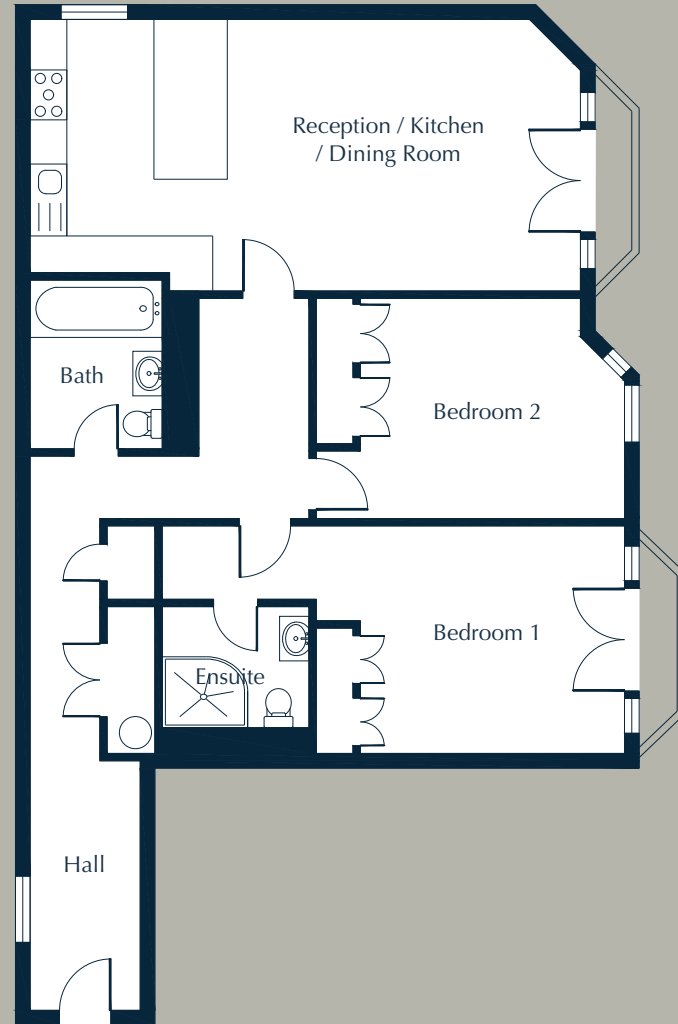


Reception / Kitchen
25'7" x 12'1"
(7.79m x 3.67m)

Bedroom 1
20'7" x 10'1"
(6.26m x 3.08m)

Bedroom 2
14'0" x 9'9"
(4.27m x 2.96m)

Floor areas are subject to
verification. Purchasers must
rely on their own inspection to
verify any information provided.
Plans are not to scale.



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APARTMENT
No.

8

FURNISHED
MODEL FLAT

First Floor
Gross Internal Area:
979 sqft / 91 sqm

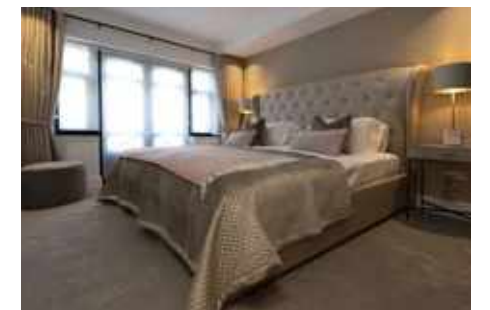
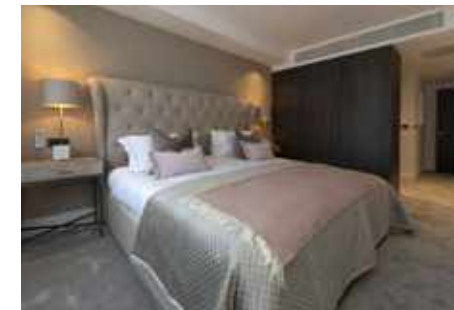
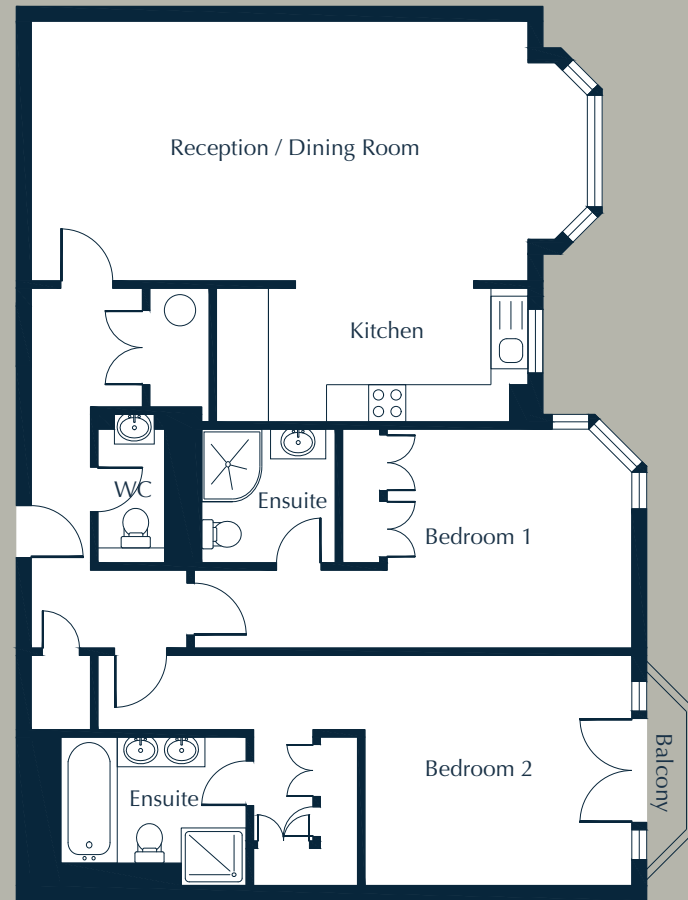
Reception / Dining
24'6" x 11'7"
(7.48m x 3.54m)


Kitchen
13'2" x 6'0"
(4.01m x 1.83m)

Bedroom 1
23'6" x 10'3"
(7.17m x 3.13m)

Bedroom 2
19'5" x 9'8"
(5.93m x 2.96m)

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APARTMENT
No.

15

FURNISHED
MODEL FLAT

Second Floor
Gross Internal Area:
1346.9 sqft / 125.1 sqm

Reception / Dining
23'9" x 18'4"
(7.24m x 5.59m)

Bedroom Balcony
8'7" x 2'6"
(2.61m x 0.75m)

Kitchen
10'7" x 8'6"
(3.22m x 2.60m)


Bedroom 1
17'4" x 12'6"
(5.29m x 3.80m)

Bedroom Balcony
8'8" x 2'5"
(2.64m x 0.74m)

Bedroom 2
21'1" x 10'0"
(6.43m x 3.05m)

Bedroom 3
13'2" x 10'0"
(4.01m x 3.05m)

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APARTMENT
No.

16



Third Floor
Gross Internal Area:
1777.7 sqft / 165.2 sqm

Reception
19'4" x 18'7"
(5.89m x 5.67m)

Kitchen
18'9" x 9'9"
(5.71m x 2.97m)

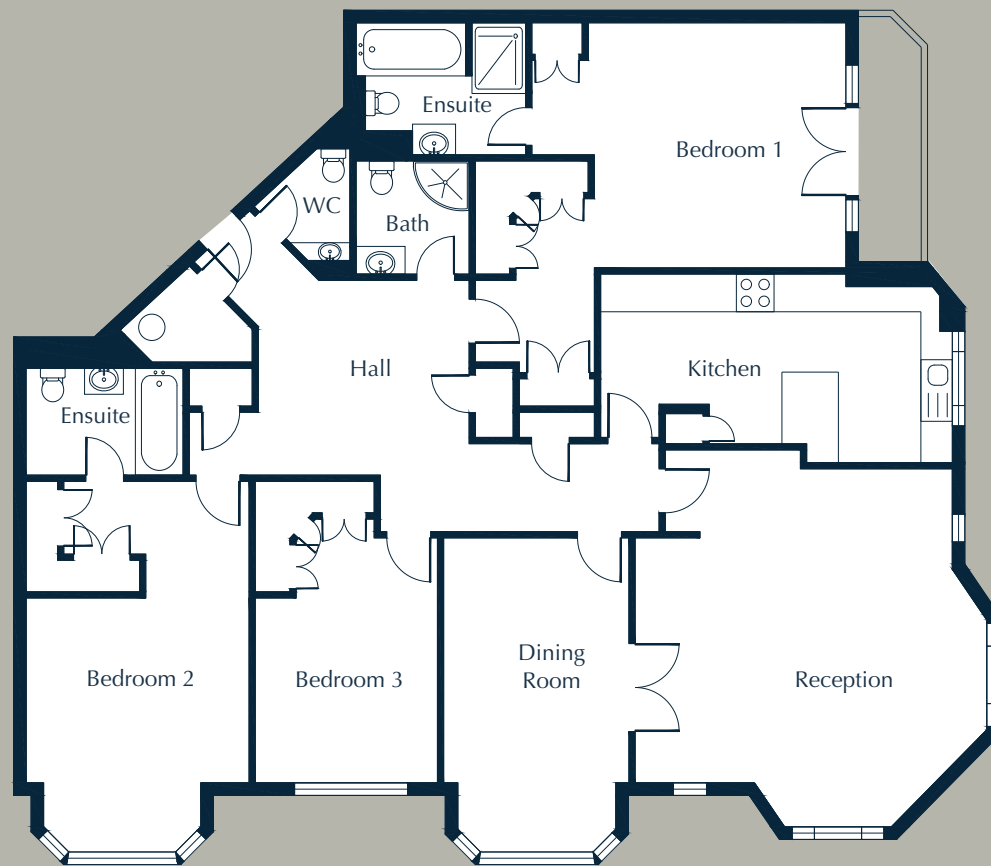
Bedroom 1
20'4" x 19'6"
(6.19m x 5.93m)

Bedroom Balcony
12'10" x 2'10"
(3.92m x 0.86m)

Bedroom 2
19'6" x 11'9"
(5.94m x 3.57m)

Bedroom 3
16'2" x 9'8"
(4.93m x 2.94m)

Dining Room
16'6" x 9'9"
(5.02m x 2.96m)



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APARTMENT
No.

17

PENTHOUSE

Third Floor
Gross Internal Area:
1666.8 sqft / 154.8 sqm

Reception / Kitchen
27'4" x 20'10"
(8.33m x 6.36m)

Bedroom 1
24'10" x 14'8"
(7.57m x 4.48m)


Bedroom 2
19'9" x 10'4"
(6.02m x 3.14m)

Bedroom 3
19'9" x 9'7"
(6.03m x 2.93m)

Terrace
25'5" x 11'1"
(7.74m x 3.38m)

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APARTMENT
No.

19

PENTHOUSE

Fourth Floor
Gross Internal Area:
2554.1 sqft / 237.3 sqm

Reception / Dining
32'6" x 27'5"
(9.91m x 8.37m)

Kitchen
21'5" x 16'8"
(6.54m x 5.08m)

Bedroom 1
20'5" x 18'3"
(6.22m x 5.57m)


Bedroom 2
19'6" x 11'8"
(5.94m x 3.56m)

Bedroom 3
16'0" x 9'8"
(4.88m x 2.95m)

Bedroom 4
16'6" x 9'8"
(5.02m x 2.95m)

Terrace
30'4" x 22'2"
(9.25m x 6.75m)

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APARTMENT
No.

21

PENTHOUSE

Gross Internal Area:
4577.7 sqft / 425.3 sqm

Fifth Floor

Reception
27'2" x 24'6"
(8.28m x 7.46m)

Kitchen
22'3" x 12'9"
(6.78m x 3.88m)

Dining Room
18'9" x 18'7"
(5.71m x 5.68m)

Cinema / Games
22'0" x 16'5"
(6.70m x 5.0m)


Study
12'3" x 9'8"
(3.73m x 2.95m)

Terrace
12'6" x 8'6"
(3.8m x 2.6m)

Balcony
12'6" x 2'11"
(3.82m x 0.89m)



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Sixth Floor

Master Bedroom
19'9" x 19'7"
(6.02m x 5.96m)

Dressing Room
21'8" x 13'11"
(6.61m x 4.23m)

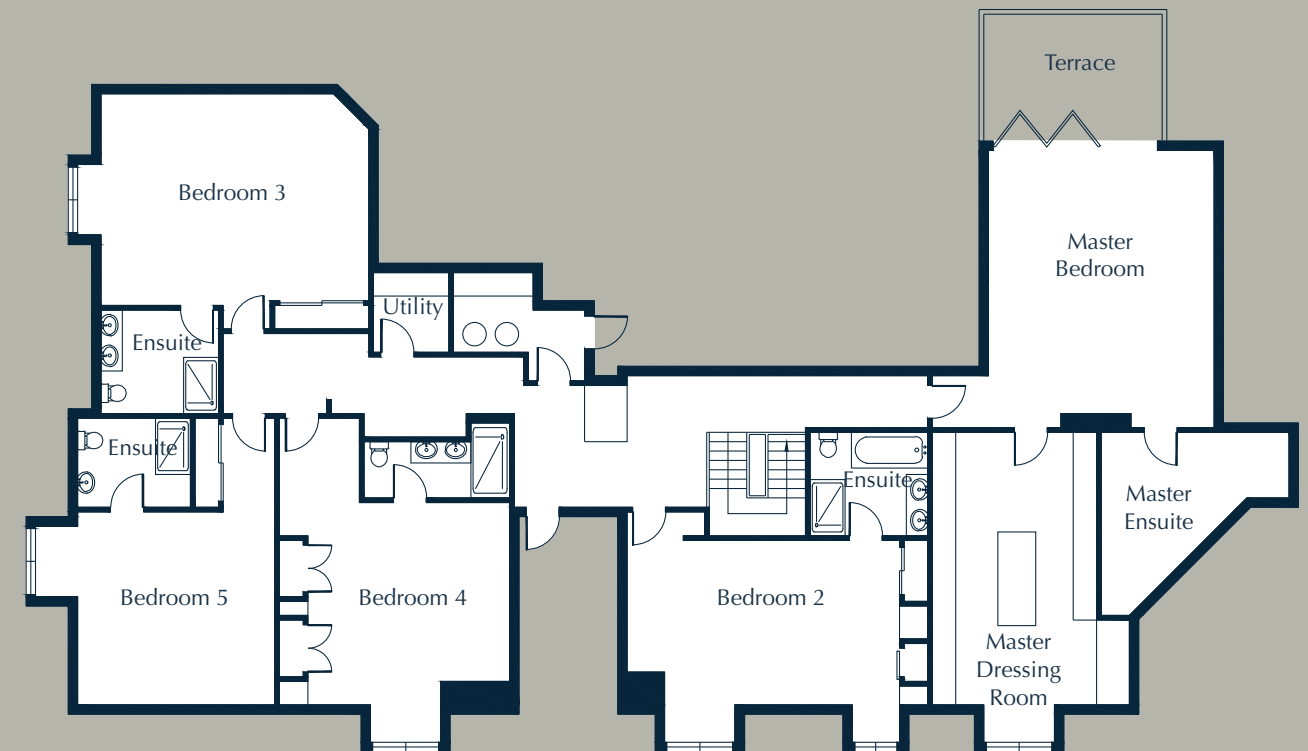
Bedroom 3
19'5" x 14'2"
(5.91m x 4.32m)

Bedroom 5
21'5" x 16'4"
(6.54m x 4.97m)

Bedroom Balcony
27'2" x 9'9"
(8.28m x 2.96m)

Bedroom 2
21'0" x 17'0"
(6.40m x 5.18m)

Bedroom 4
19'5" x 16'6"
(5.92m x 5.04m)





TOWN HOUSE

No.37 ST. JAMES'S TERRACE MEWS

Gross internal area:
2187.5 sqft / 203.2 sqm

Reception
24'0" x 15'10"
(7.62m x 4.83m)

Kitchen
27'11" x 15'9"
(8.52m x 4.81m)

Master Bedroom
19'0" x 9'8"
(5.79m x 2.94m)

Bedroom 2
13'2" x 8'9"
(4.01m x 2.66m)

Bedroom 3
13'2" x 12'10"
(4.01m x 3.92m)

Bedroom 4
11'9" x 9'1"
(3.58m x 2.77m)

Bedroom 5
15'6" x 7'10"
(4.73m x 2.38m)

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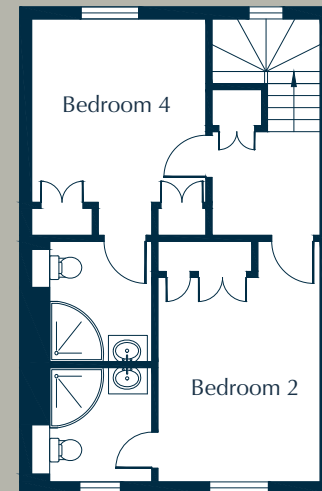


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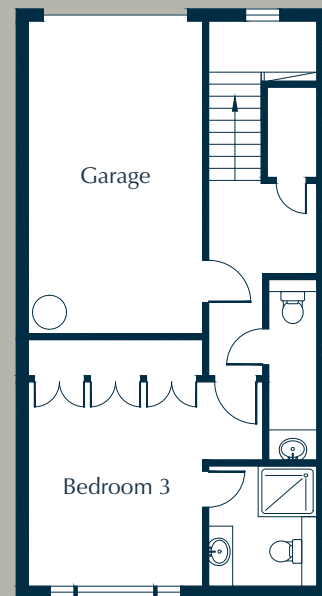
Second Floor



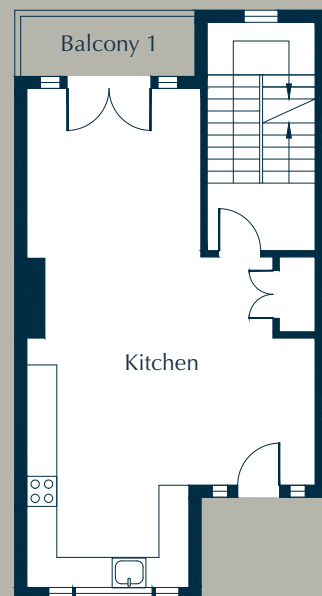
Third Floor



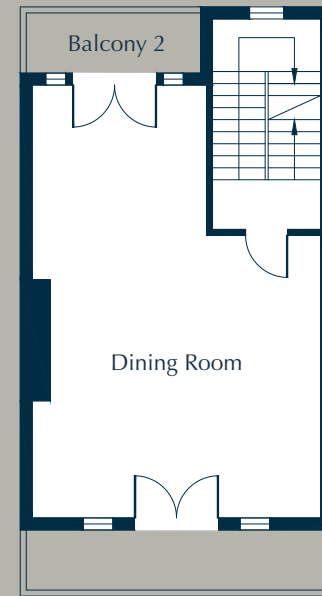
Lower Ground Floor



Ground Floor



First Floor



Balcony 3



APARTMENT
No.

38

MAISONNETTE FLAT

Lower Ground Floor
Gross Internal Area:
1381.76 sqft / 128.37 sqm

Reception / Dining
30'1" x 13'7"
(9.17m x 4.14m)

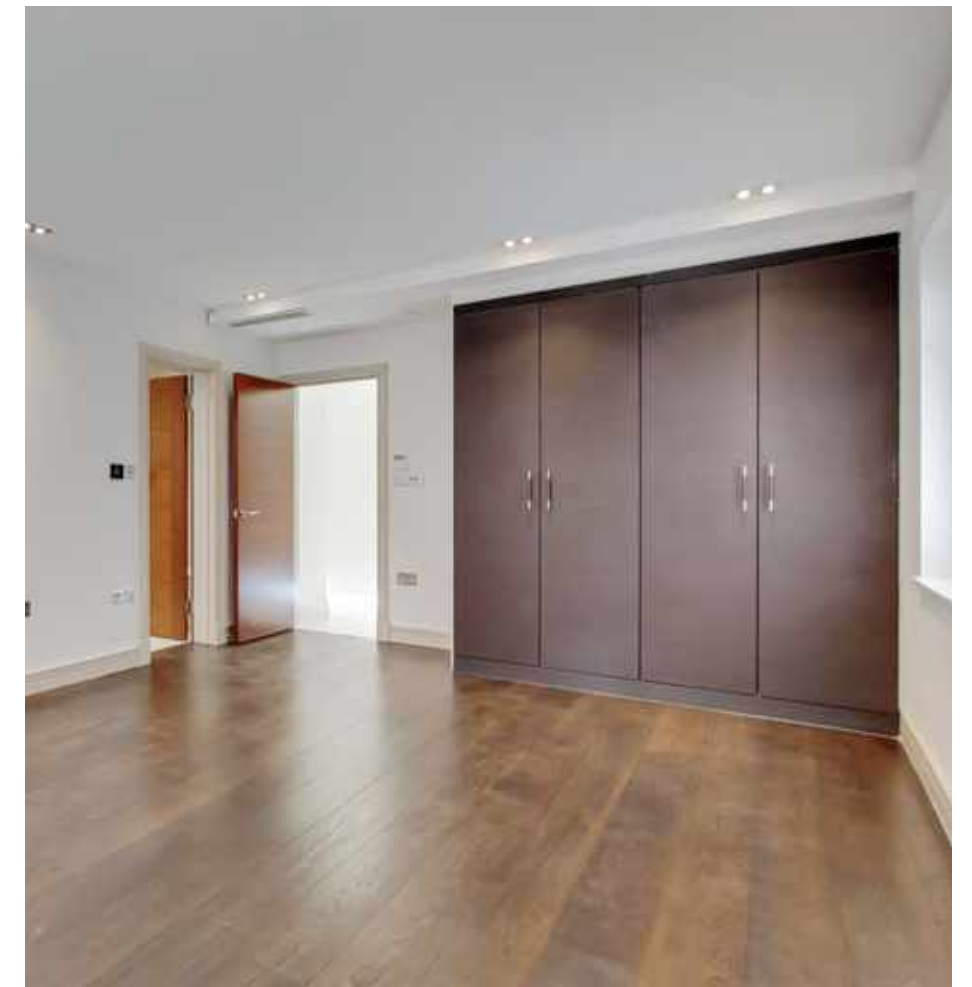
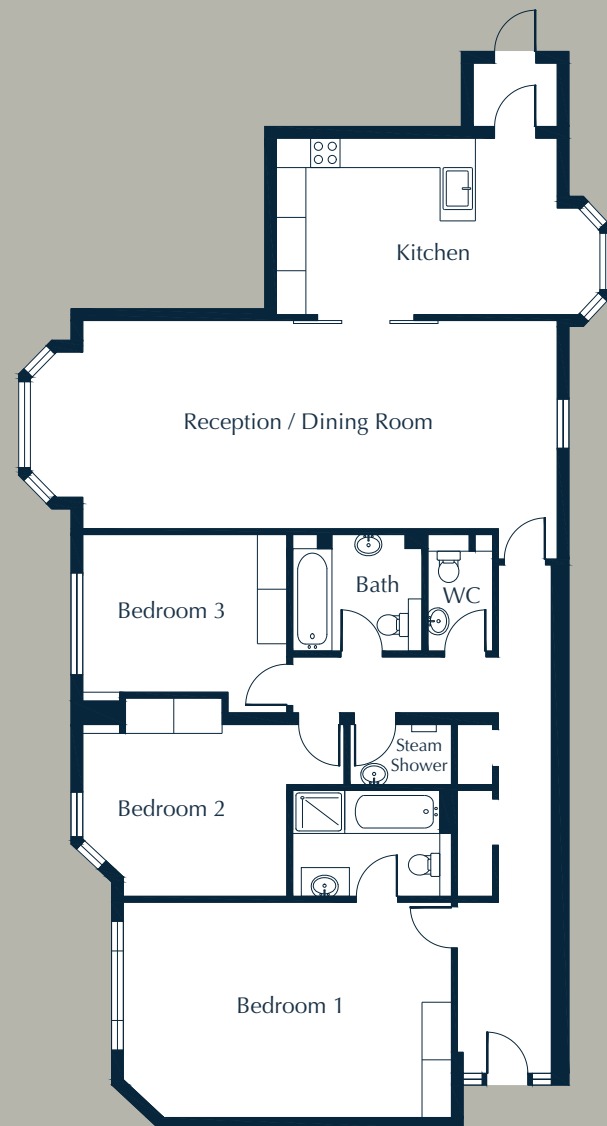
Kitchen
17'10" x 9'10"
(5.44m x 2.99m)


Bedroom 1
18'8" x 12'1"
(5.68m x 3.69m)

Bedroom 2
14'7" x 11'0"
(4.44m x 3.36m)

Bedroom 3
11'5" x 10'9"
(3.48m x 3.28m)

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SPECIFICATIONS

M & E

- Ducted Air Condition system runs through the flat with all rooms being individually controlled by wireless handheld remotes
- Heating to all rooms is provided by small designer radiators which can be individually controlled via a programmable thermostatic room controller
- Designer Electric towel rail to bathrooms and cloakrooms with thermostatic control
- Programmable Thermostatically controlled electric underfloor heating to all Bathrooms
- Dimmable and energy efficient recessed ceiling down lighters throughout supplied by ECOLED/PHOS
- Audio/visual entry phone system to front gate and front door
- Every flat with BT point and Sky+ multi room wiring
- Hardwired 'Nest' Smoke and carbon monoxide alarm detectors
- Wi-Fi ready for connection provided by Landlord Broadband – extra fast internet connection. Available on request (S/C cost)
- 'flat plate' sockets and Hamilton's designer Etrium bronze switches throughout
- Vaillant Eco fit Boilers fitted to each flat with programmable controllers with associated warranties

FLOORING

- bathrooms and kitchens are fully tiled with premium large format Italian porcelain tiles creating that perfect marble effect
- High quality wool carpets to all bedrooms with cloud 9 underlay
- Premium UK made engineer wood floor to hallways and reception rooms

BATHROOMS

- Custom vanity units from Spain with Resin basin and LED mirror cabinets.
- Walk in showers with custom clear anti plaque glass.
- Hansgrohe Brassware throughout by German brand
- Vitra Wall hung slim line WCs with soft closing seats.
- Programmable Ladder style chrome heated towel rails.
- Underfloor heating to all bathrooms
- Mechanical Extractors fitted to all bathrooms

KITCHENS AND UTILITY ROOMS

- All kitchens by world renowned German brand Sematic
- High quality, soft-closing storage cabinets and drawers.
- Composite Silestone worktops with stainless steel Franke sink and waste disposal.
- Chrome kitchen 3 in 1 tap with instant boiling water.
- Siemens appliances to include single oven, 4 zone induction hob, integrated fridge freezer, integrated dishwasher.
- Designer Elica cooker hoods.
- Utility rooms with freestanding washing machines and tumble dryers.
- Large format Italian porcelain flooring.

FINISHES

- Walls finished in various shades of White matt emulsion.
- Ceilings finished in pure brilliant white matt emulsion.
- Interior flat panel laminate doors in premium egger board grain with brushed chrome lever handles.
- Designer skirting boards and architraves in white satinwood.
- Bi-folding doors to private terrace from garden apartment living areas. French Terrace doors in apartments
- Bespoke fitted wardrobes in all bedrooms.
- Timber casement windows with black solid brass handles

COMMUNAL AREAS

- Designated underground car park
- Designer entrance lobby with Italian tiles, feature walls, concierge desk and seating for guests
- Two passenger lifts serving all floors.
- Covered cycle store and refuse zone.
- Heavy duty carpeting to stairs and landings
- Concierge services
- LED Lighting operational with motion sensors
- Gated Complex with CCTV throughout monitored by the Concierge
- Paxton Keyless proximity access to all entry points
- Comelit Video Entry system fitted throughout the building/flats

IMPORTANT NOTICE

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