



**VITA**  
*Properties*

Queens Terrace, St Johns Wood, London NW8 | £2,350,000

- 2-3 Bedrooms
- 2.5 bathrooms
- 1,750 SQ FT
- 24/7 Porters

- Underground Parking Space
- Long lease - 950+ Years

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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This apartment in the heart of St. John's Wood is a well-designed residence that offers a large living environment with natural daylight through its panoramic windows. It has a contemporary style exudes elegance and sophistication, making it the perfect place for anyone to call home.

The flat boasts a spacious living and dining area, perfect for hosting family and friends. Its well-sized kitchen makes it an ideal place to cook or entertain. The two double bedrooms, both ensuite, are generously sized and feature large wardrobes with plenty of storage. There is a separate cloakroom for guests. The flat has the convenience of an underground parking space, a separate storage room in the basement of the building and 24-hour portorage. St John's Wood has all the amenities on its doorstep from supermarkets to delicatessens, pharmacies, cafes and restaurants. The area offers a range of reputable schools for all ages and has easy access to Primrose Hill and Regents Park.

-  Flat
-  Leasehold
-  x 2
-  x 1
-  x 2



Oliver Kent

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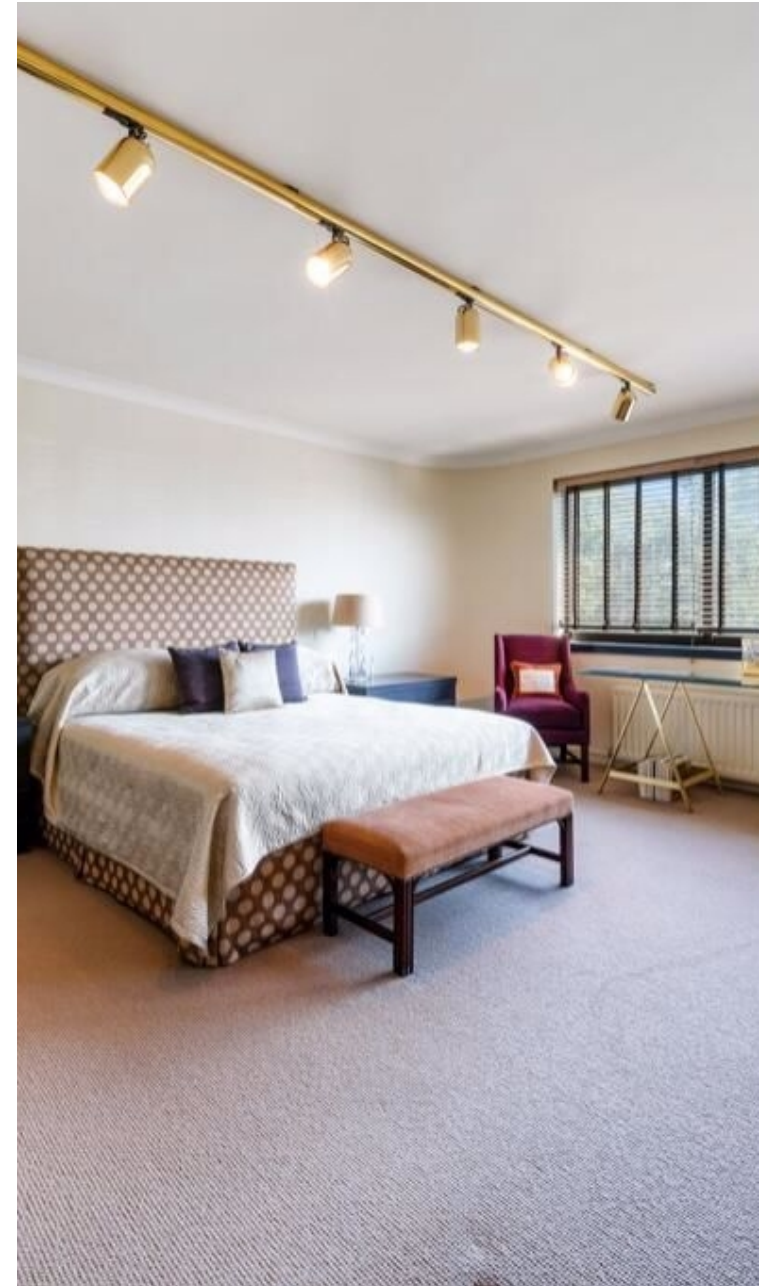
 +4477 7274 0351





"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

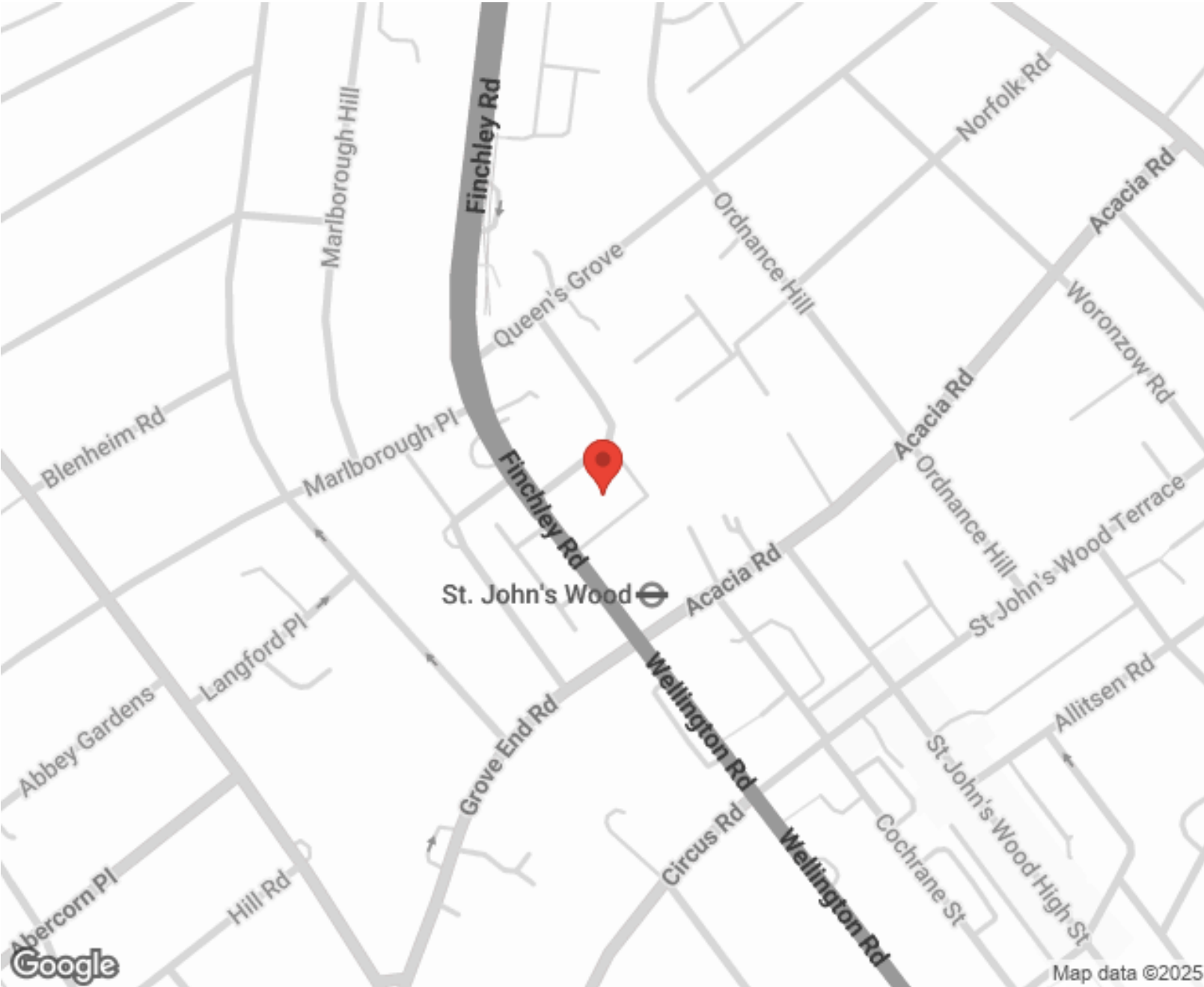
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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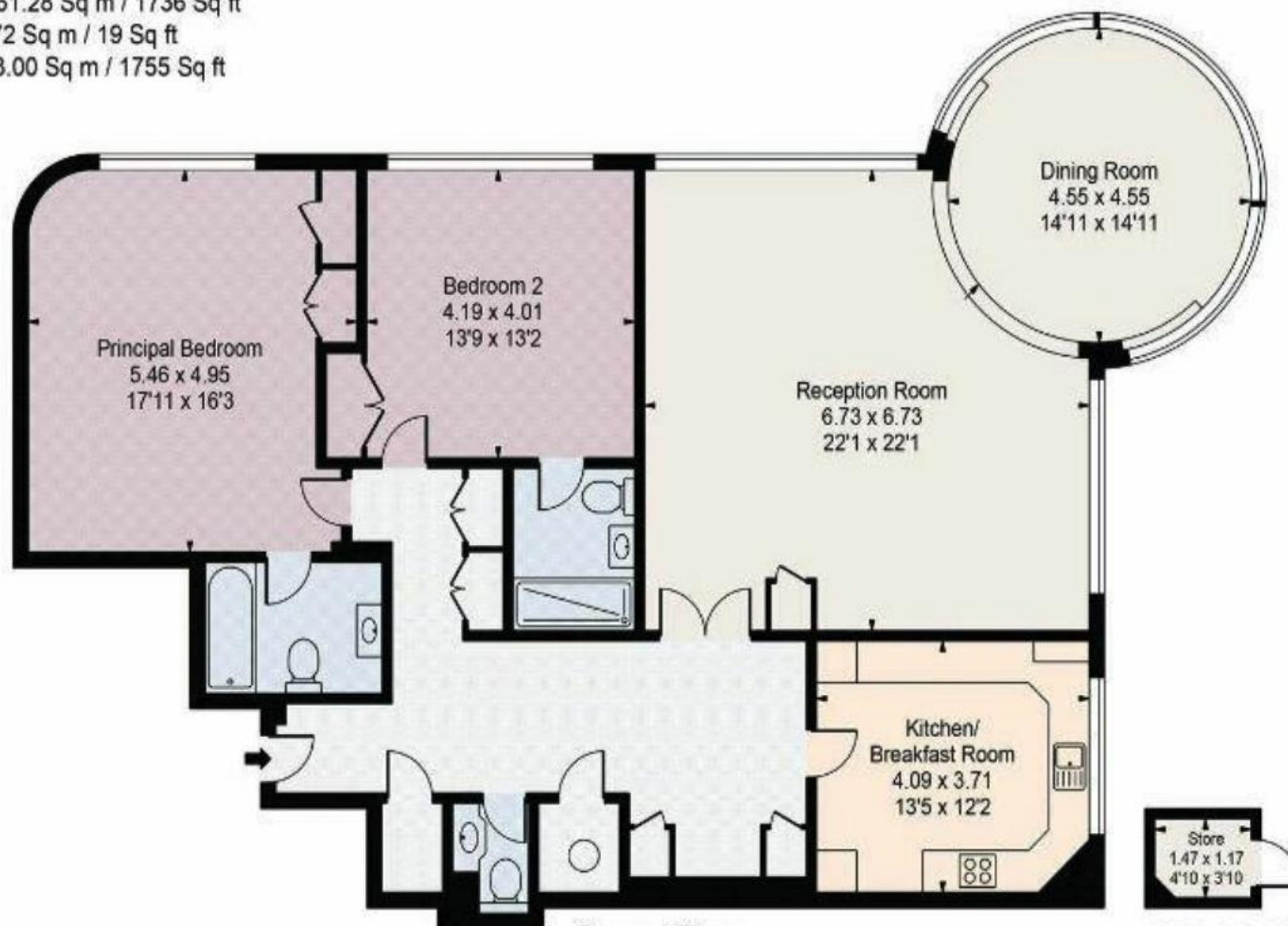
## The Terraces

Gross Internal Area(Approx)

House = 161.28 Sq m / 1736 Sq ft

Store = 1.72 Sq m / 19 Sq ft

Total = 163.00 Sq m / 1755 Sq ft



### Second Floor

161.28 Sq m / 1736 Sq ft

1.72 Sq m / 19 Sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

For Illustration Purposes Only - Not To Scale