



## Embassy Court

WELLINGTON ROAD, ST JOHNS WOOD, LONDON NW8

£21,833



EMBASSY COURT

Available immediately is this exquisite 4-Bedroom Apartment in St. John's Wood.

Discover this stunning lateral apartment, boasting over 3,100 sq. ft. of elegant living space with direct garden access. Situated on the first floor of a prestigious portered development, this property offers an exceptional blend of luxury and convenience.

Upon entering, you are greeted by a spacious hallway and beautifully appointed kitchen/dining room, ideal for both everyday dining and entertaining. The reception room and formal dining area both feature doors that open onto a private patio, creating a seamless indoor-outdoor living experience.

The property includes four luxurious bedroom suites, each with its own en suite bathroom and built-in wardrobes. The principal suite stands out with its impressive walk-in wardrobe. Additional amenities include a powder room, guest cloakroom, utility cupboard, and four storage cupboards.

Residents benefit from underground parking, valet parking, and a 24-hour concierge service. The building also features a lift and offers direct access to meticulously landscaped communal gardens, providing a serene escape from city life.





Embassy Court is ideally situated on Wellington Road NW8, just 0.2 miles from the vibrant St John's Wood High Street, known for its trendy shops, cafes, and boutiques.

Additionally, the apartment is a mere 0.2 miles from the iconic Lord's Cricket Ground and is within easy reach of the lush green spaces of Regent's Park (approximately 0.4 miles) and Primrose Hill (approximately 1 mile).









Scan for out video walkthrough

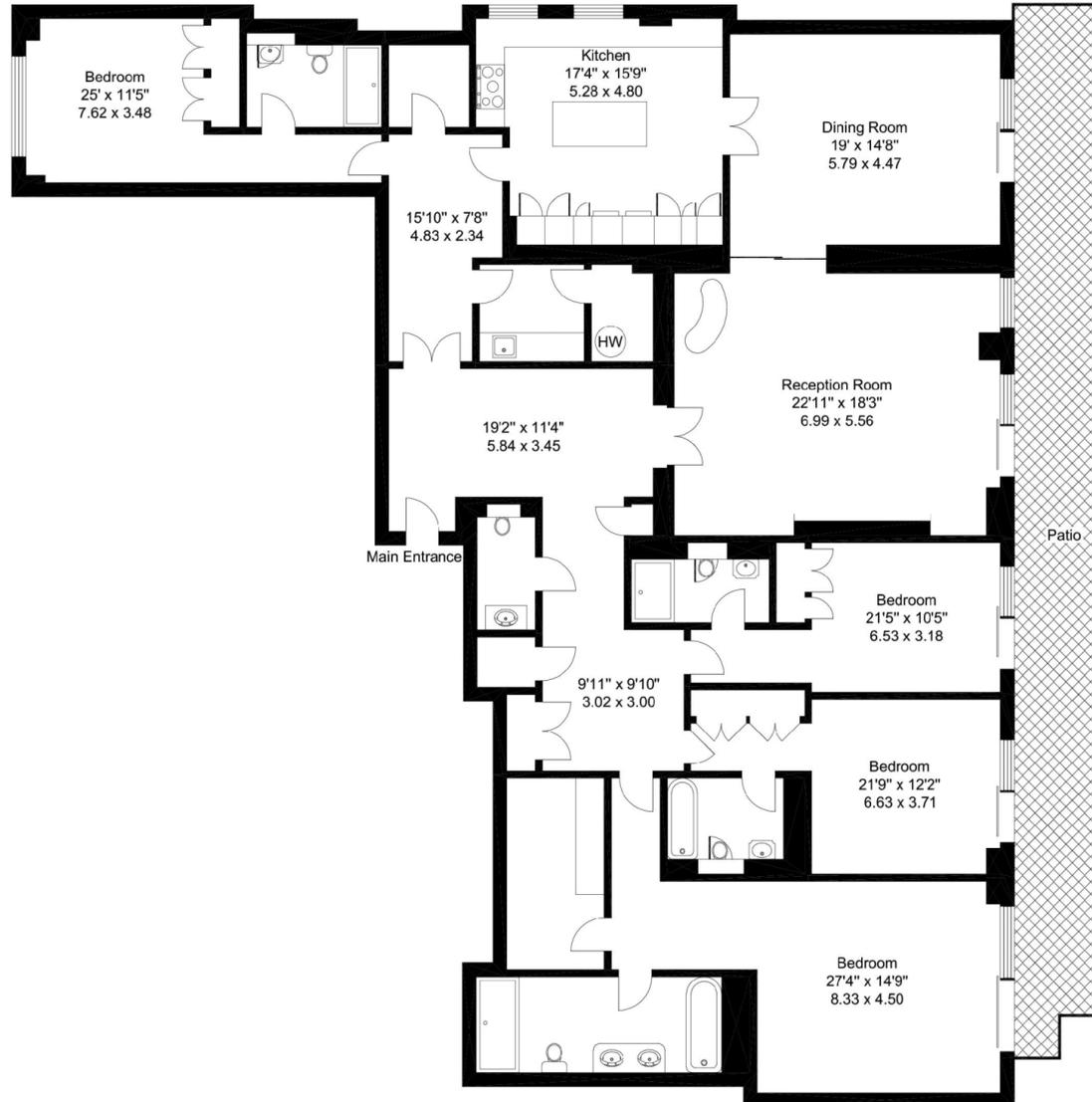


# Embassy Court , NW8

289 sq m (3,112 sq ft)

For identification purposes only. Not to scale

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First Floor

# Particulars

## Property

Embassy Court, Wellington Road, St Johns Wood, London  
£21,833

## Rooms



2



4



4

## Features

- Over 3,100 sq. ft - Lateral
- Four double bedrooms all with en-suite bathrooms
- Lift and Valet Parking
- 24HR Concierge Service and Secure Underground Parking

## Information

Council Tax

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Nouri Alexander

nouri.alexander@vitaproperties.uk  
+4475 8405 1289



Scan for our website





T: +4420 7759 2199

E: [enquiries@vitaproperties.uk](mailto:enquiries@vitaproperties.uk)

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