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# Walsingham, St. Johns Wood Park, St John's Wood, London, NW8 Asking Price £850,000



A two-bedroom apartment with spectacular views over London, situated on the sixth floor in the sought after Queensmead Development. Comprising of a generous reception/dining room, separate kitchen, primary bedroom, an additional second bedroom as well as a family bathroom. The property requires modernisation throughout.

The property is sold chain-free with a long lease attached.

Residents benefit from 24 hour concierge service, lift access, and fantastic views and enviably located for both Swiss Cottage (Jubilee Line, Zone 2) and St John's Wood (Jubilee Line, Zone 2) Underground Stations, offering access to central London within 10 minutes. There are excellent shopping facilities and fashionable restaurants nearby on St John's Wood High Street.

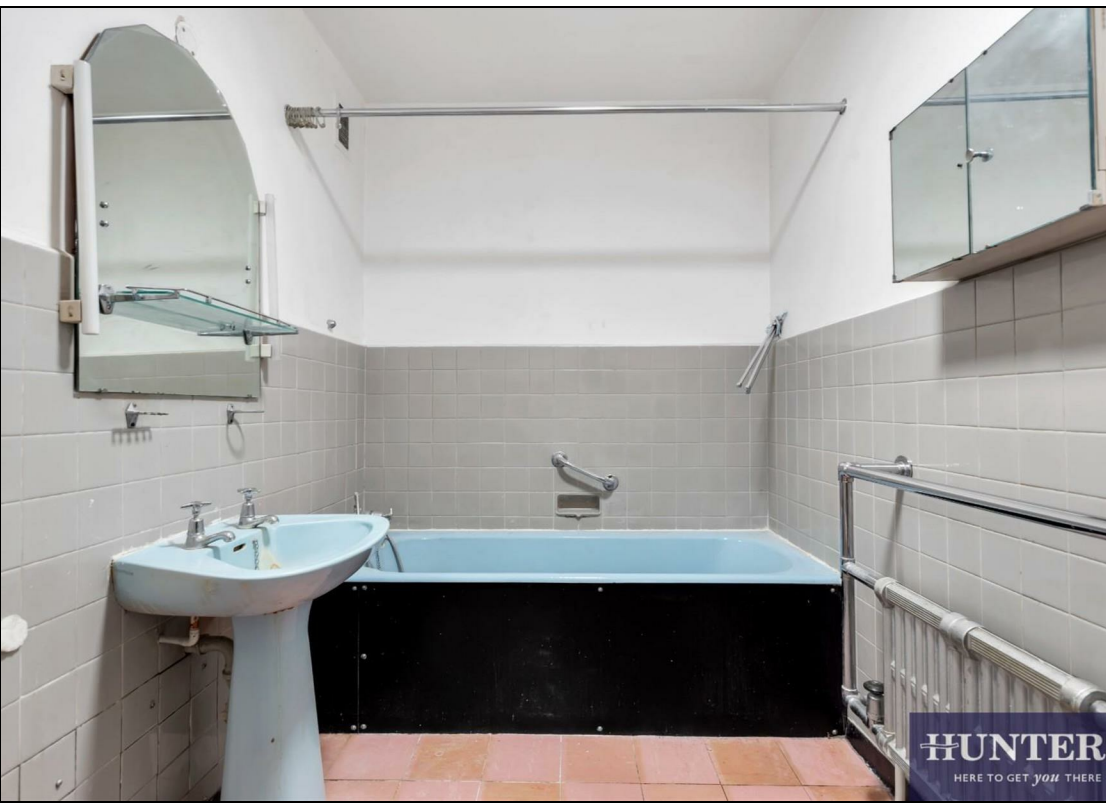
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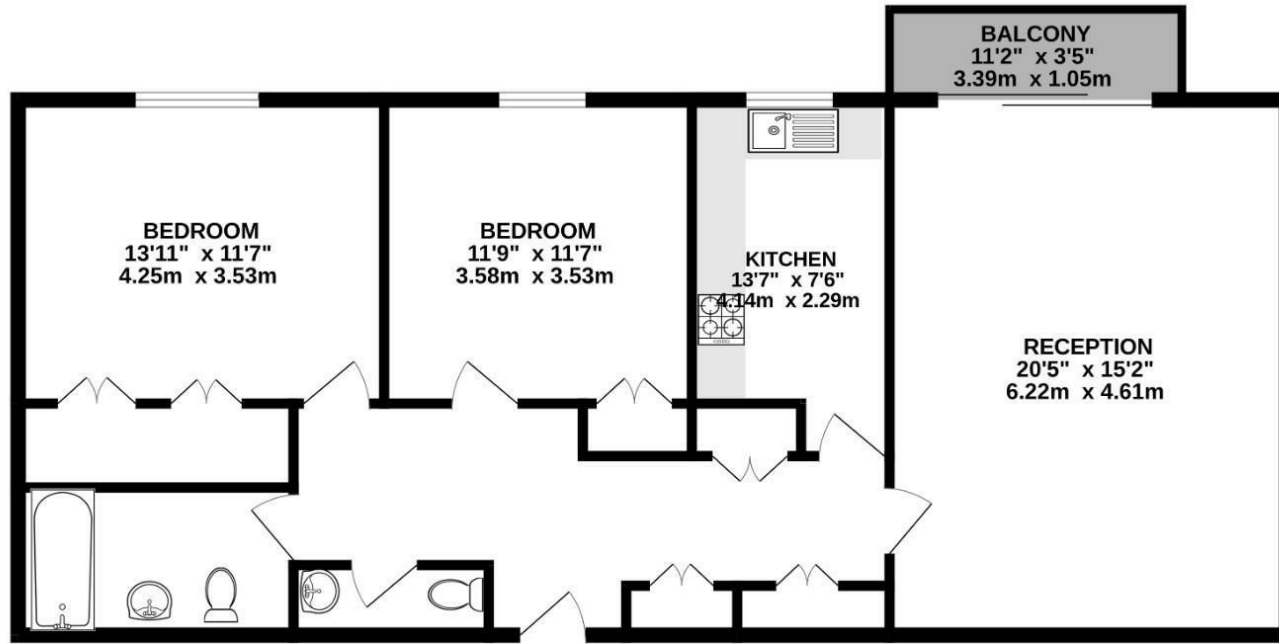
## KEY FEATURES

- Two Bedroom Sixth Floor St. John's Wood Apartment
  - Well-maintained purpose built block
  - Spanning close to 1,000 sq.ft of internal living space
    - Private South-East balcony
    - Lift and accessibility
    - Concierge
- Close proximity to Primrose Hill & Regents Park

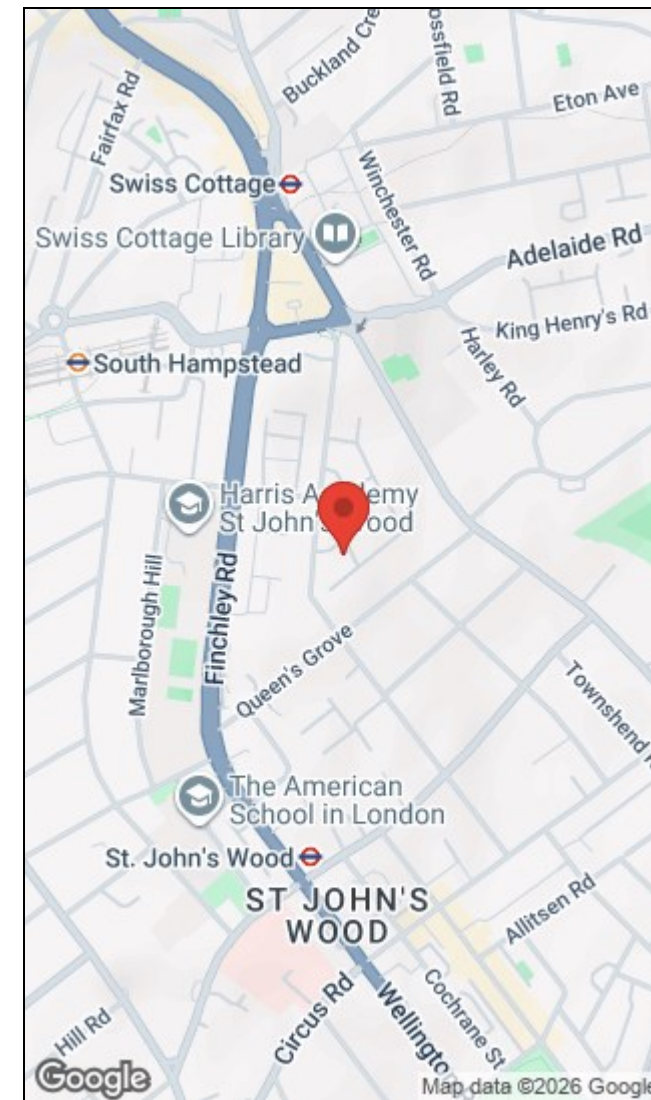




SIXTH FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>84</b>	
		<b>77</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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