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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, seperate 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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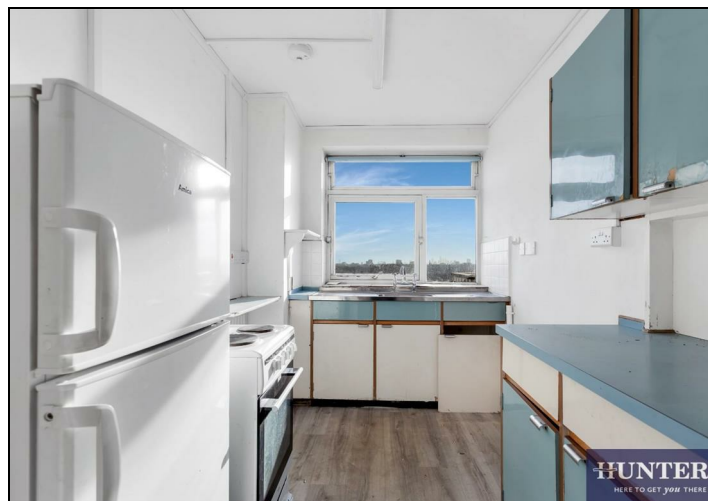


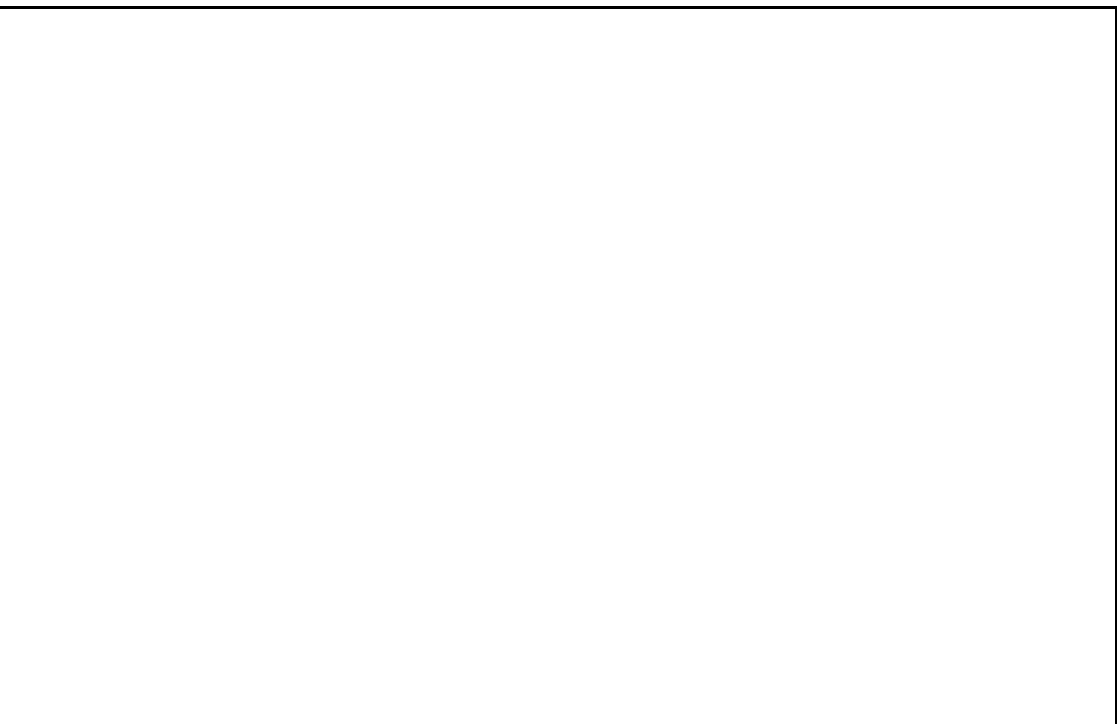
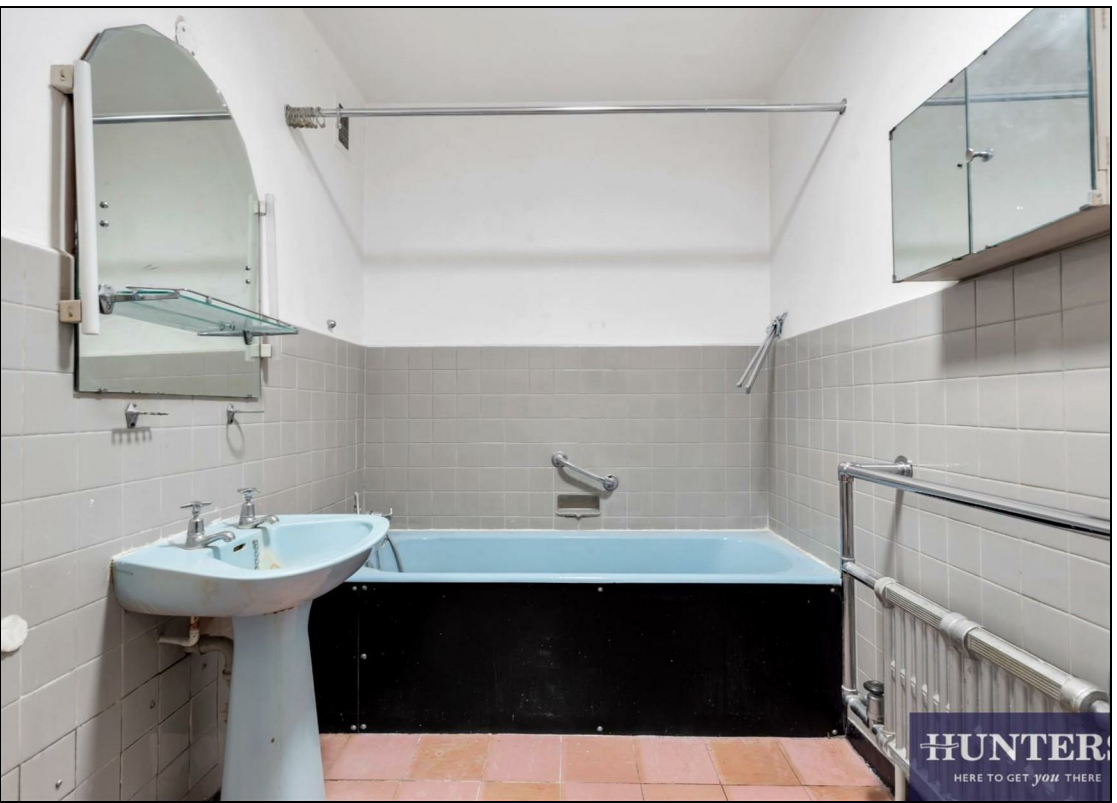
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KEY FEATURES

- 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.

The floor plan illustrates the layout of the Sixth Floor. It features a large Reception area on the right, two Bedrooms on the left, a Kitchen in the center, and a Balcony at the top right. The Reception area is 20'5" x 15'2" (6.22m x 4.61m). The leftmost Bedroom is 13'11" x 11'7" (4.25m x 3.53m), and the middle Bedroom is 11'9" x 11'7" (3.58m x 3.53m). The Kitchen is 13'7" x 7'6" (4.14m x 2.29m). The Balcony is 11'2" x 3'5" (3.39m x 1.05m). The plan also shows a bathroom with a bathtub, toilet, and sink, and a central hallway with multiple doorways.

BEDROOM
13'11" x 11'7"
4.25m x 3.53m

BEDROOM
11'9" x 11'7"
3.58m x 3.53m

KITCHEN
13'7" x 7'6"
4.14m x 2.29m

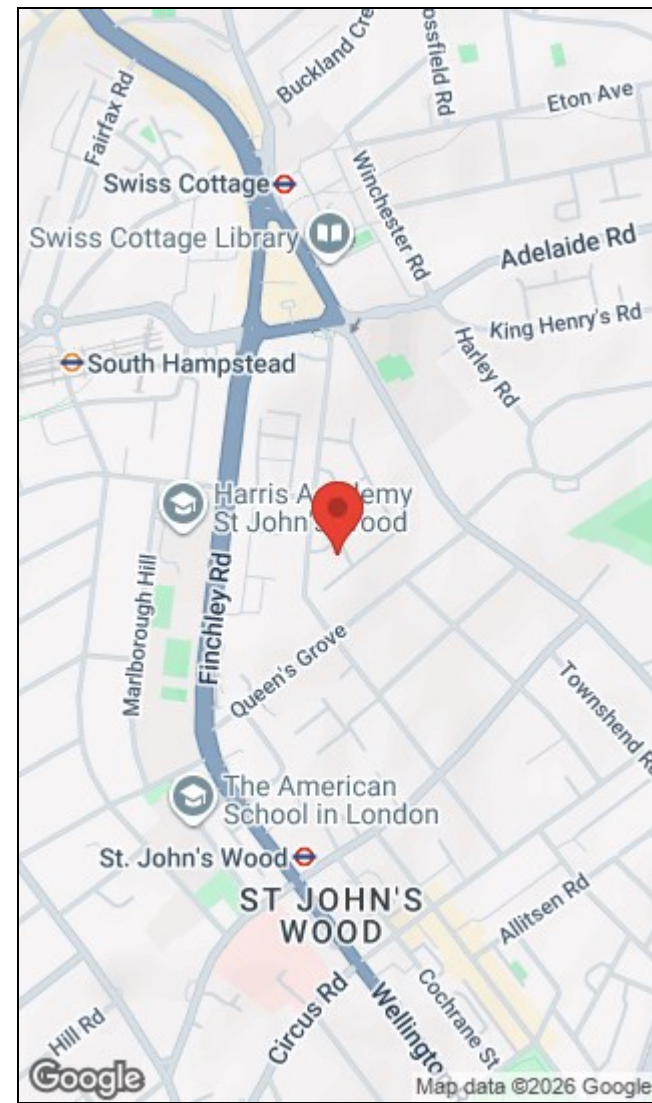
BALCONY
11'2" x 3'5"
3.39m x 1.05m

RECEPTION
20'5" x 15'2"
6.22m x 4.61m

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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A compass rose is located in the bottom right corner of the page, showing the cardinal directions: North (N), South (S), East (E), and West (W).



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	77	84	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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