



**A RARE OPPORTUNITY TO PURCHASE A FOUR BEDROOM PENTHOUSE IN THIS PURPOSE  
BUILT BLOCK WITH PORTERAGE PARKING AND FAR REACHING WESTERLY VIEWS**

CAVENDISH HOUSE, 21 WELLINGTON ROAD, ST JOHN'S WOOD, LONDON, NW8

**Guide Price £5,950,000 - Share of Freehold**



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Garage • Porter • Share of Freehold • Interior  
Designed • Newly refurbished • Terrace  
• Westerly facing views across Lord's Cricket  
Ground's

4 Bedrooms • 4 Bathrooms • 2 Receptions

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### Description

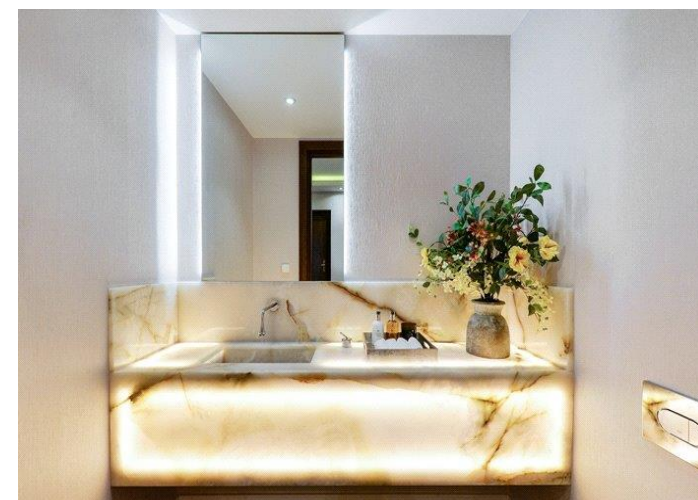
A four bedroom penthouse apartment in this purpose built block. Internally the apartment has a vast open plan living/dining room area leading onto a balcony/terrace, kitchen/breakfast room.

There is also a large terrace which spans the footprint of the apartment which can be accessed from the balcony in the apartment. The property offers extensive views across Lord's Cricket Ground's. Further benefits include porterage and secure garage.

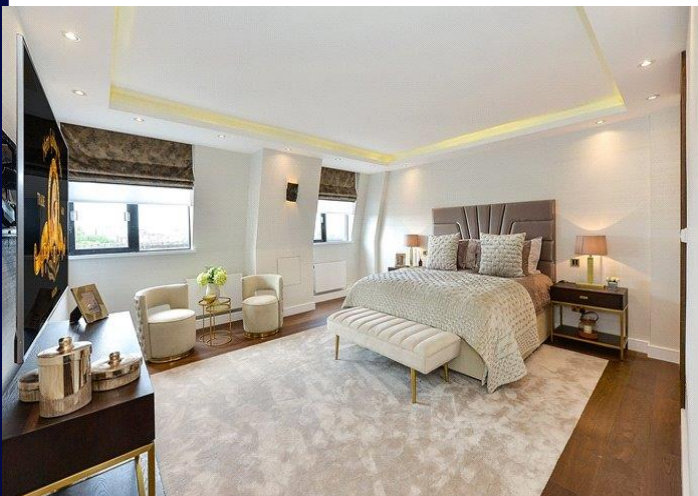


### Energy Performance

A copy of the full Energy Performance Certificate is available on request.





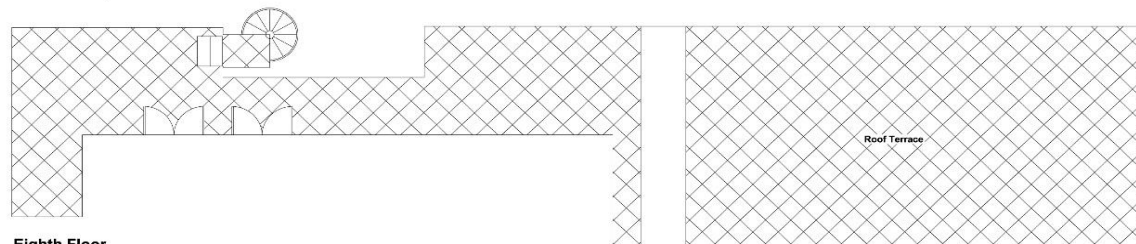


## Cavendish House, Wellington Road, NW8

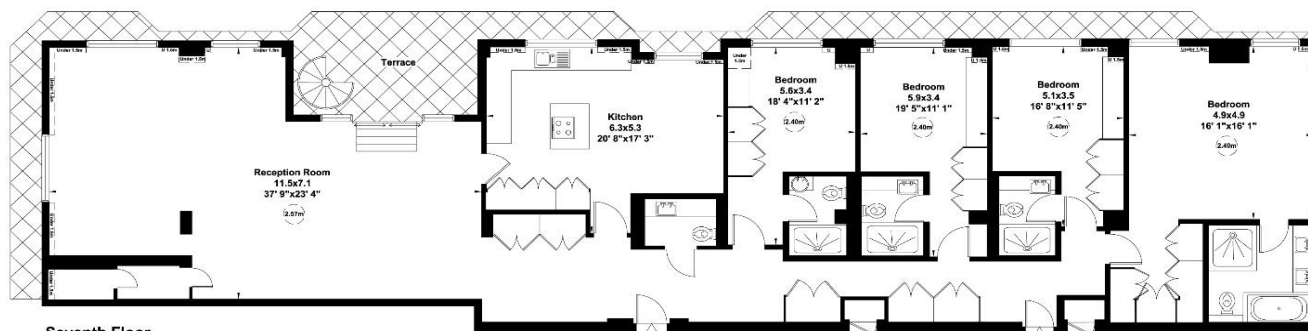
Gross internal area (approx.)  
242 Sq m (2606 Sq ft) Including Under 1.5m

Terrace area (approx.)  
135 Sq m (1458 Sq ft)

For identification only, Not to Scale



Eighth Floor



Seventh Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC