



**PARK ROAD, LONDON, NW8**  
£5,950 per week\*

**Carter Jonas**



# **REGENTS PARK HOUSE, PARK ROAD, LONDON, NW8 7JP**

- Five bedrooms
- Two reception rooms
- Four bathrooms
- Utility room
- Kitchen
- Balcony access
- Concierge

## **LOCATION**

Regents Park House is on Park Road which is excellently located opposite the outer circle of Regent's Park, within proximity of the amenities of both St John's Wood High Street

(0.3 miles) and Baker Street. including St John's Wood (0.5 miles) and Baker Street Underground Stations (0.7 miles).

## **THE PROPERTY**

This stunning apartment is the result of merging two apartments into one, resulting in over 3000 sq. ft. of living space.

This impressive abode includes a primary bedroom with a spacious walk-in closet, an additional four generously sized double bedrooms, four well-appointed bathrooms, a utility room, a fully equipped kitchen, and two inviting reception areas. Moreover, residents have the luxury of accessing four balconies.

Holding deposit is 1 week's rent = £5,950 (at asking price)

Security deposit is 6 week's rent = £35,700 (at asking price £5,950pw)

Minimum term 12 months

Council Tax Band H

Regent's Park House is a prestigious modern block benefitting from 24-hour portorage.

This stunning lateral apartment has been meticulously refurbished throughout and is located within a portered building close to Regents Park.






ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band H

Energy Efficiency Rating

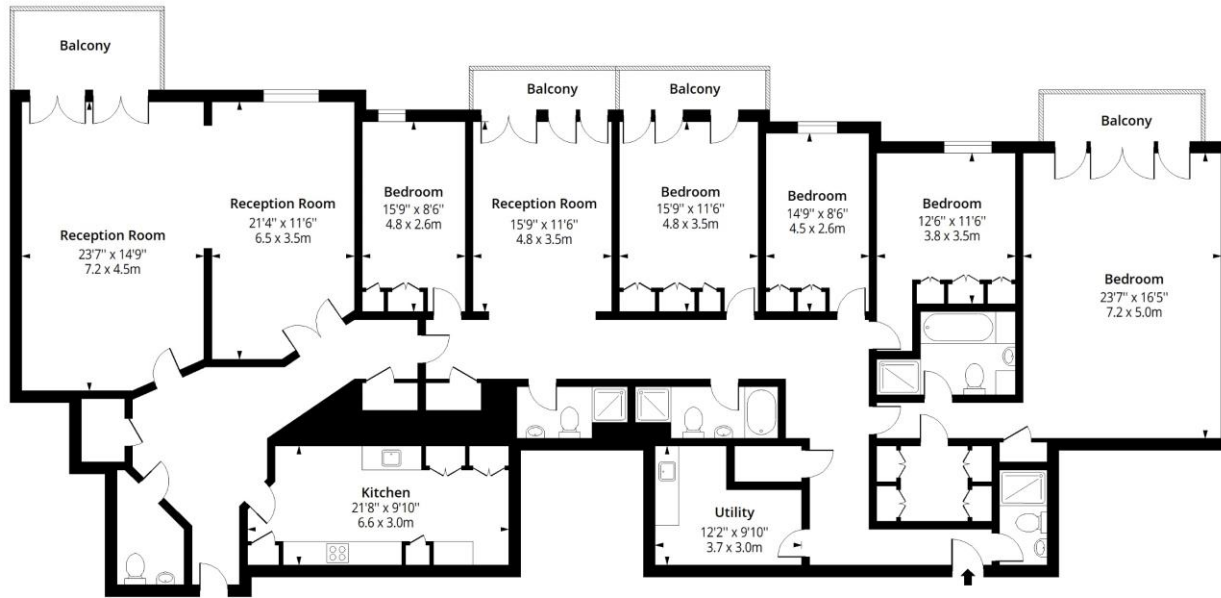
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





# Regents Park House, NW8

Approx. Gross Internal Area 3254 Sq Ft - 302.30 Sq M  
Approx. Gross Balcony Area 219 Sq Ft - 19.51 Sq M



## Third Floor

Floor Area 3254 Sq Ft - 302.30 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 16/10/2023



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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