



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

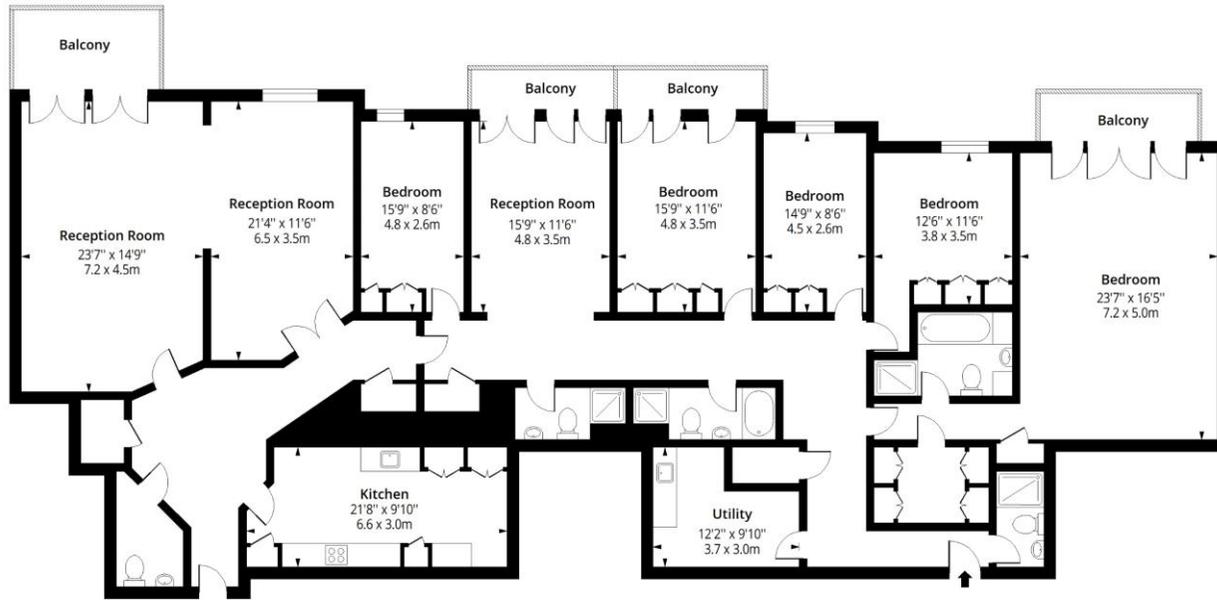
Energy Efficiency Rating

	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

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IMPORTANT INFORMATION

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