

# Hanover

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North Gate  
London, NW8 7RE  
£4,150,000 Leasehold



Situated on the favoured East side of St John's Wood is this stunning fourth floor interior designed apartment (1817 sq ft / 169 sq m) located within one of St John's Wood's finest period mansion blocks. The property was comprehensively refurbished to the highest of specifications in 2019 and offers an abundance of versatile accommodation, ideal for entertaining and stylish family living. The apartment comprises three double bedrooms, three luxury en-suite bathrooms, an exquisite double reception room, a stunning modern kitchen, utility room, walk in wardrobe to the master bedroom and fitted wardrobes throughout. North Gate also provides first come first served residents parking, 24 hour uniformed portage, passenger lift and communal garden. This beautiful home has so much to offer; benefiting from top of the range appliances, air conditioning, lutron lighting, a mix of marble and wooden flooring, high ceilings and stunning southerly VIEWS towards Regent's Park. North Gate is situated in a highly desirable and prominent position in St John's Wood, being just a stone's throw from the many shopping amenities and restaurants of St John's Wood High Street and underground (jubilee line), as well as close proximity to the local elite schools. This level of quality and prestige is extremely rare to find.

**St John's Wood** 102 St John's Wood Terrace NW8 6PL | +44 (0) 20 7722 2223

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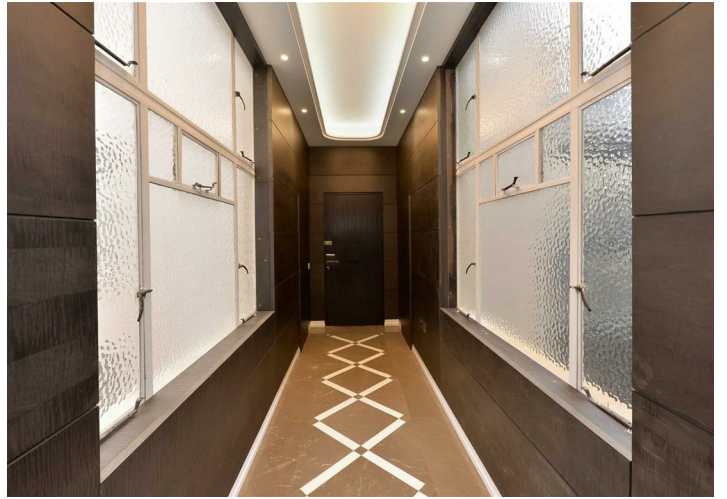
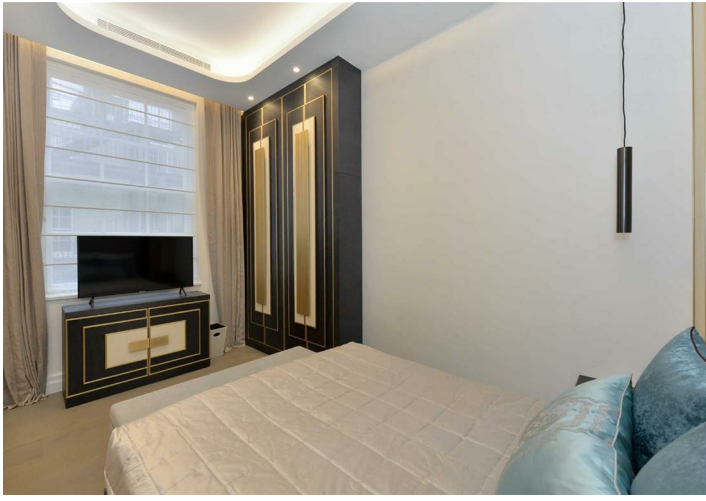




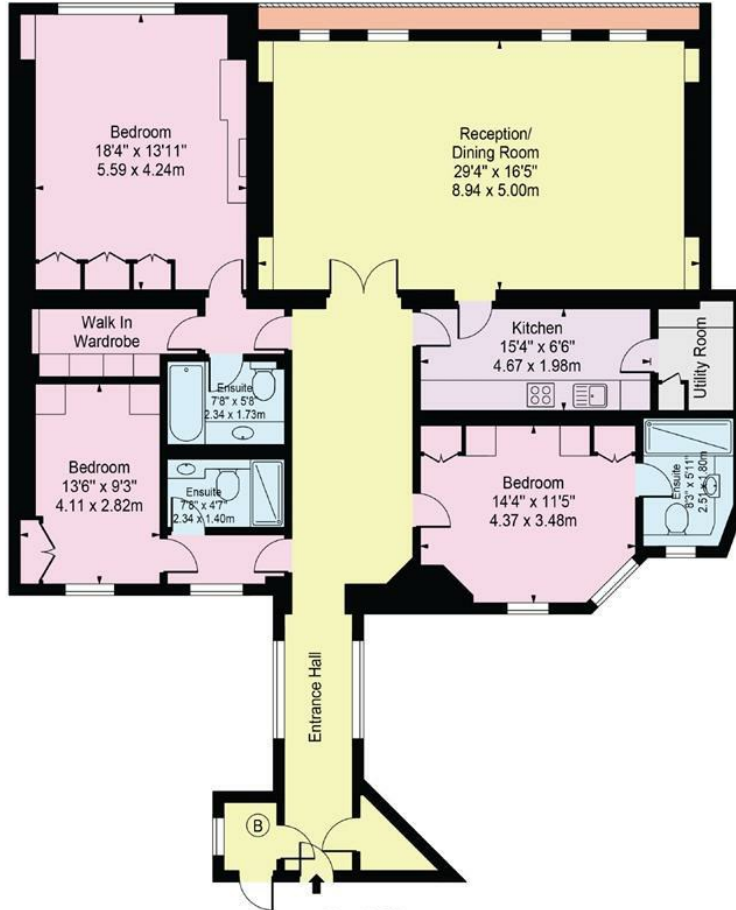








# North Gate, Prince Albert Road, NW8



Fourth Floor

Approx. Gross Internal Area **1817 Sq Ft - 168.80 Sq M**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		61	71
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		56	66
	EU Directive 2002/91/EC		