



St James's Close

Prince Albert Road, Regent's Park | NW8 7LG

Asking Price £2,200,000



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Situated directly opposite Regent's Park (Front Line), this lateral apartment is arranged over 1,630 sq ft / 151 sq m on the third floor of a prestigious Art Deco purpose built block with porterage. St James's Close is elevated and set back from Prince Albert Road behind a slip road and parking. The apartment is awash with natural light with open views across the Park from the principal rooms.

Perfectly positioned directly opposite The Regent's Park and within 60 meters from Primrose Hill Park. St St John's Wood High Street (0.5mils), Lord's Cricket Ground and St John's Wood Underground Station (0.6mils Jubilee Line), this exceptional apartment offers an enviable combination of 'Front Line' Park living and excellent connectivity in one of North West London's most sought-after locations.

EPC: C

Leasehold: 99 Years remaining (Exp 28 September 2125)

Service Charge: Approx £12,000 per year to include hot water, central heating, porterage, etc

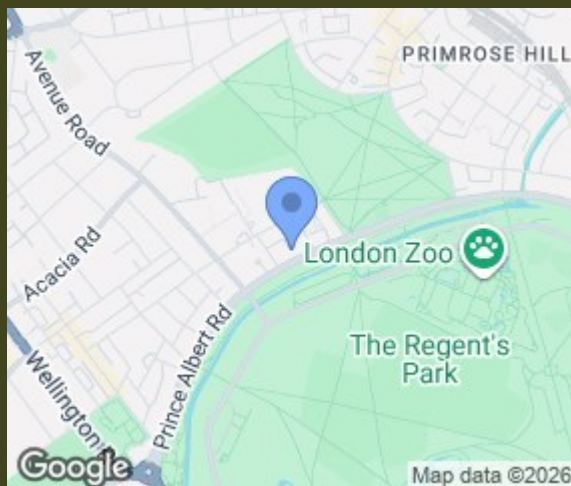
Council Tax: Westminster, Band G - £1,746.42 per year

- Front Line with Park Views
- Fitted Kitchen
- 2 Further Double Bedrooms
- Guest Cloakroom
- Lifts
- Large Reception Room
- Principal Bedroom Suite With Ensuite Shower Room
- 1 Further Bathroom
- Porterage
- Communal Heating and Hot Water



High ceilings, bespoke hardwood door frames and a spacious south east-facing reception and dining room, ideal for both entertaining and everyday living. The accommodation briefly comprises separate fitted kitchen, principal bedroom with en-suite shower room and fitted wardrobes, two further double bedrooms with built-in wardrobes, a family bathroom and guest cloakroom. Residents benefit from 24 hr CCTV, a daytime porter, passenger lift, communal heating and hot water, communal gardens and residents' parking. Additional allocated parking to the front is available by separate negotiation and subject to availability.





Energy Efficiency Rating

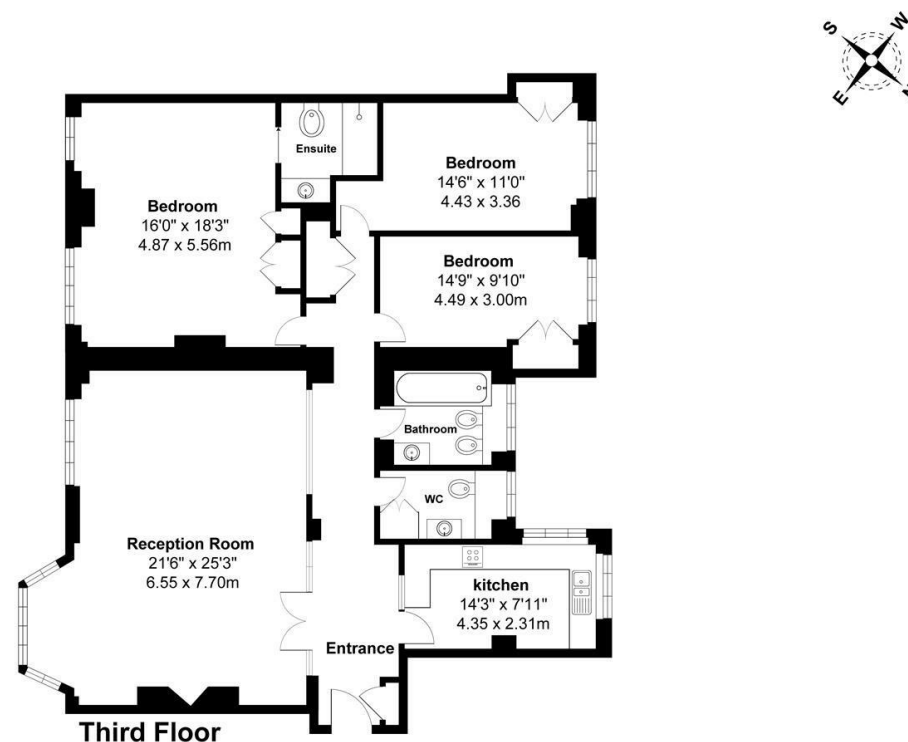
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Leasehold

Council Tax Band G

EPC Rating C

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



Prince Albert Road, NW8

Total Gross Internal Area = 1,630 ft² / 151.0m²

Floor plans are for identification and guideline purpose only, not to scale
Complaint RICS code of measuring practice

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