



Viewings by appointment  
0207 483 2611

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# Park Road, NW8 7HY

£10,508 \*fees apply



A substantial four bedroom lateral apartment set within a prestigious portered mansion block overlooking Regent's Park, offering exceptional proportions and elegant interiors throughout.

The property features an impressive double reception and dining room with bespoke fitted shelving, high ceilings and large windows flooding the space with natural light. The principal bedroom suite includes a dressing area and a spacious en suite bathroom, complemented by three further generous bedrooms and additional bathrooms finished in a contemporary style. A well-appointed fitted kitchen and extensive built-in storage complete this beautifully presented home.

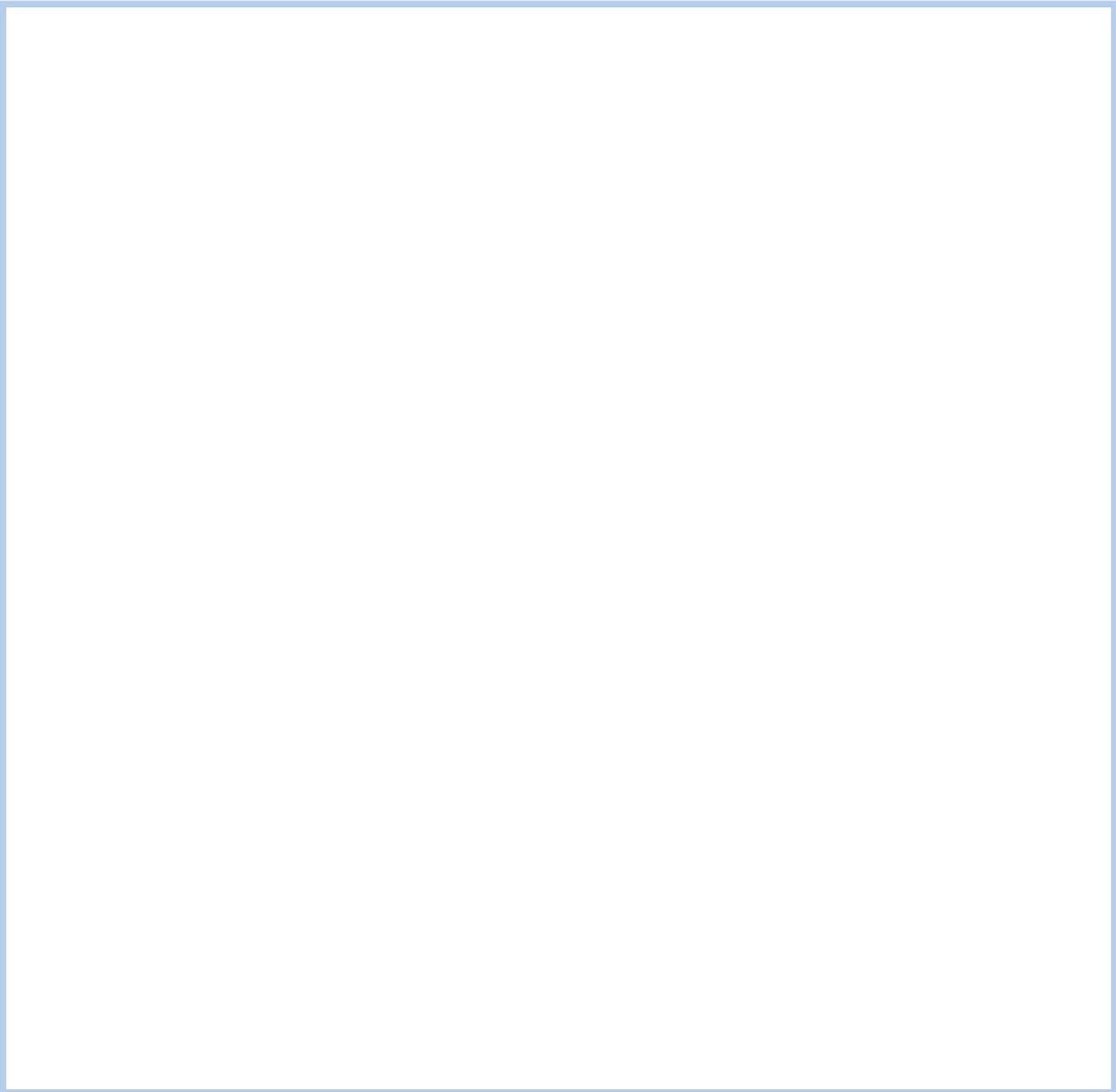
Ideally positioned moments from Regent's Park, Lord's Cricket Ground and the boutiques, cafés and restaurants of St John's Wood High Street, with excellent transport links nearby.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174, Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

EPC rating: -  
Council tax band: -



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- luxury
- well located
- spacios



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

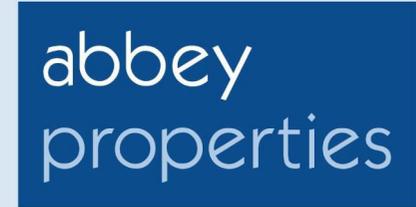
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
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\*All Fees stated are inclusive of VAT  
 (calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

