

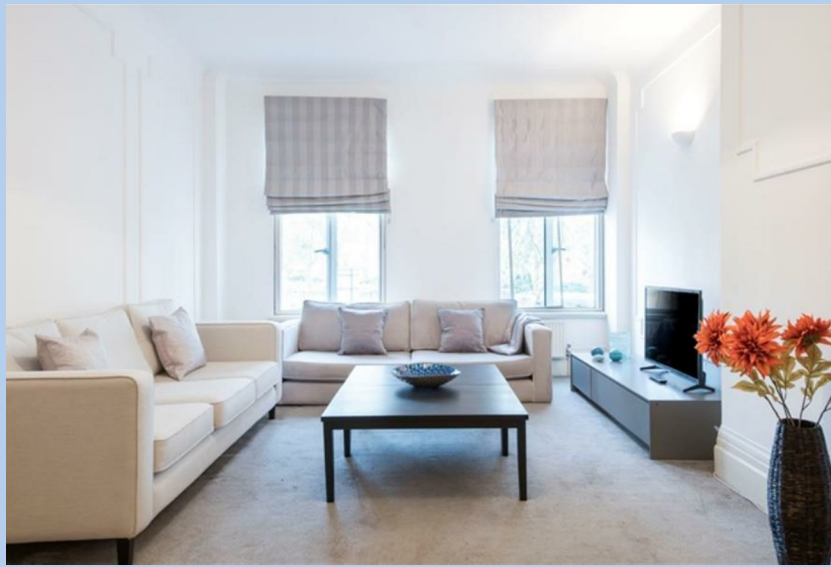


Viewings by appointment  
0207 483 2611

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# Park Road, NW8 7HY

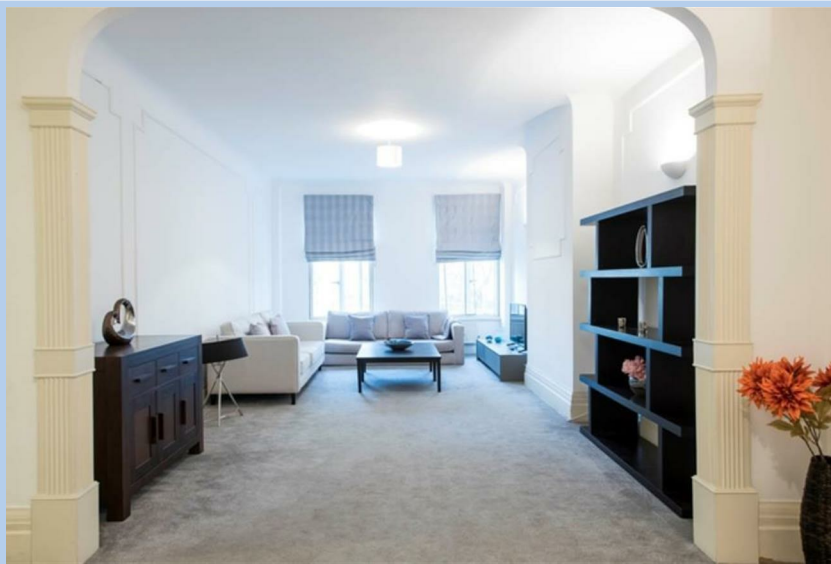
£7,475 \*fees apply



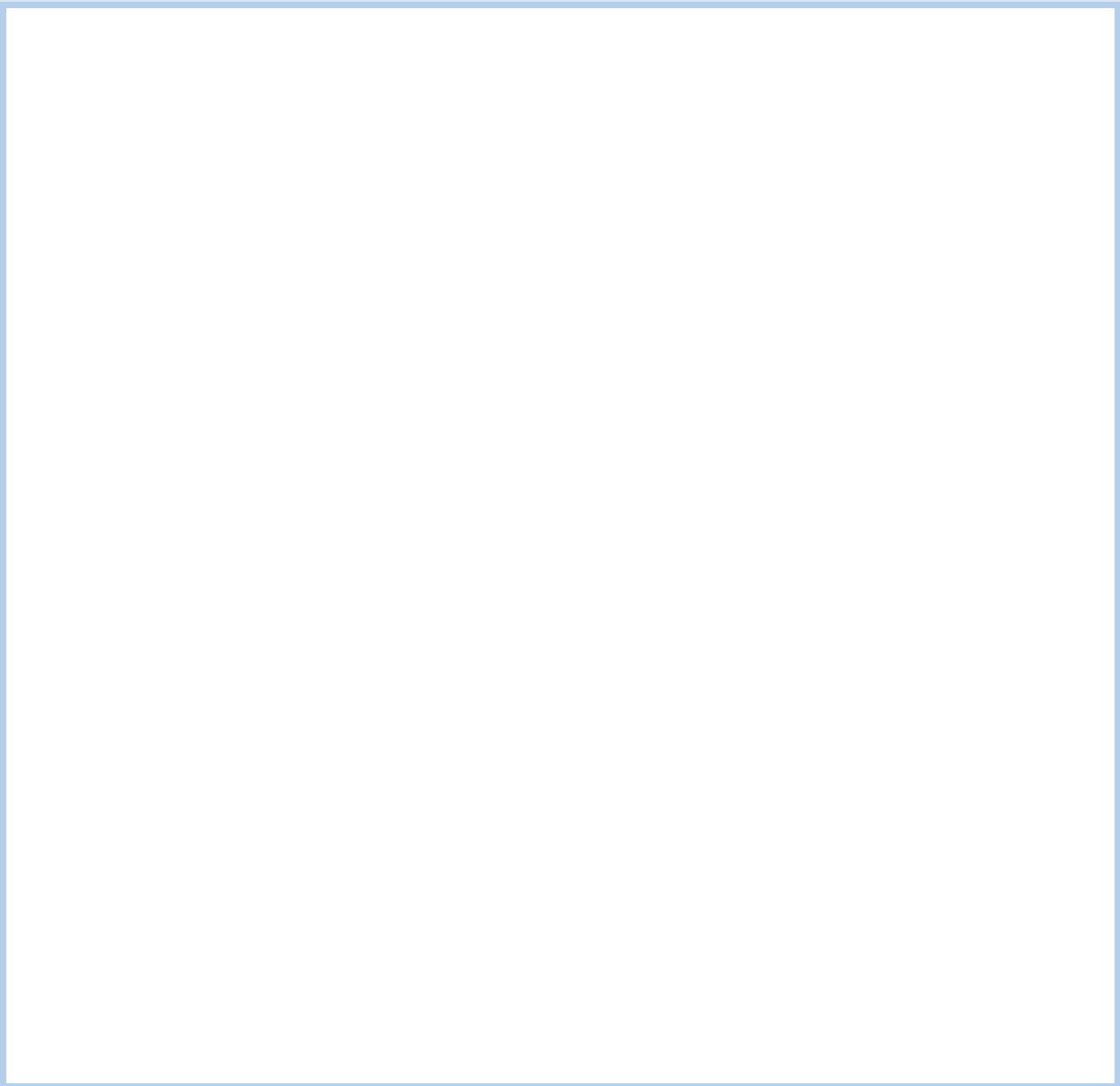
A newly refurbished, five-bedroom apartment located in a prestigious mansion building offering fabulous views over Regents Park.

This first-floor apartment is set over 2362 sq ft and benefits from ample storage space. It comprises a double reception room, kitchen, breakfast room, five bedrooms, and two-family size bathrooms.

The apartment offers easy access to the famous Lords Cricket Ground, the open spaces of Regent's Park, along with all the local shops, bars, restaurants located on St John's Wood High Street.



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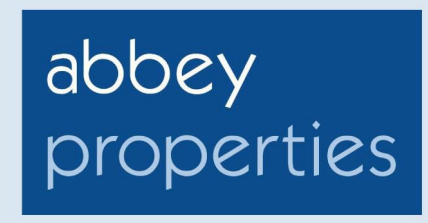
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91)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

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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**  
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