

LEXINGTONS



FOR
SALE

Prince Albert Road, London, NW8
£6,490 Per Month

 3  3  1  E



26 North Gate Prince Albert Road London, NW8 7EG

- Newly Refurbished - 3 Bedrooms @ 3 Bathrooms (2 En-Suite)
- Porter Service - Off Street Parking (First come First) -
- 0,8m from Baker Street Tube Station (5 lines)
- Ground Floor - Double Reception Room - New Floors and Carpets
- 0,5m from St Johns Wood Tube Station (Jubilee Line)

Situated within this prestigious mansion block, located directly opposite Regents Park. This grand three double bedroom ground floor apartment, occupies some 1874 sq ft and offers many original features as impressive double reception room, high ceilings and period windows.

With a grand reception room and separate dining area as well three good sized bedrooms, two tiled bathroom and a spacious kitchen diner, this property makes an ideal home for a family

The building also offers porter service and part communal heating as well as limited off street parking. With easy access: to superb transport links such as St Johns Wood and Baker Street Station as well as being near the American School and local beautiful surroundings of Regents Park. this property is offered unfurnished with neutral decor throughout.

*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Disclaimer

In preparing these property details both online and in paper format, Lexingtons Estate Agents has made reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) are not guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate. Neither Lexingtons Estate Agents or any of it's employees or associated parties take any responsibility for any inaccuracies found (if any). All property details are subject to contract.



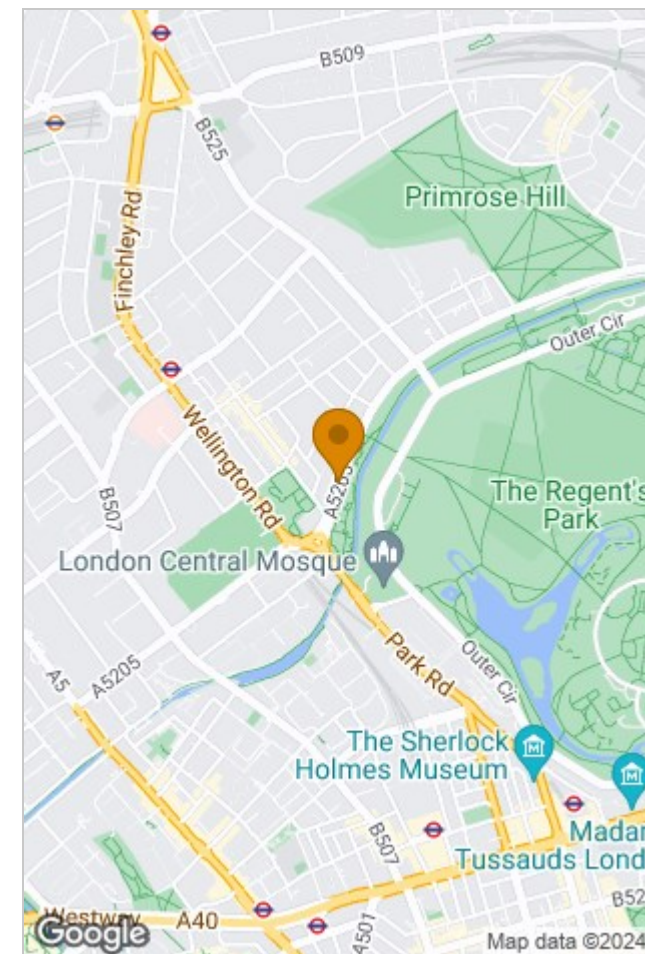
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Directions

NORTH GATE, PRINCE ALBERT ROAD, NW8

Approx. gross internal area
1874 Sq Ft. / 174.1 Sq M.
Representation of current layout.
Not to scale.



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	49	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	44
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.