

LEXINGTONS



FOR
SALE

Park Road, London, NW8
£3,990 Per Month

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Strathmore Court Park Road London, NW8 7HY

- 2 Bedroom - 2 Bathroom - 1st Floor - Pet Friendly
- CCTV - Superfast Broadband -
- Located opposite to Regent's Park (0,1m)
- Furnished or Unfurnished - Porter - 24H Residents Helpline - Lift
- 0,5m from St John's Underground Station - 9min walk
- EPC C - Council Tax Band F (£1,405.67*)

Spacious two-bedroom, two-bathroom apartment set within a ported building located on one of NW8's most prestigious roads. 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, and restaurants located on St John's Wood High Street.

Residential Land is the owner and managing agent of this property. All of our tenants benefit from a dedicated on-site or building manager who is on hand to assist with any property-related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline. Strathmore Court is a prestigious Art Deco Mansion block located in one of NW8's premier residential locations, with apartments benefiting from fabulous views over Regent's Park. The property benefits from a lift, portage and is close to the myriad of shopping opportunities of the West End. The building is close to the famous Lords Cricket ground and opposite the beautiful Grade I listed Regent's Park, home to London Zoo. The award winning St John's Wood High Street is a few minutes away, with numerous boutique shops, vibrant bars and high end restaurants.

Strathmore Court would be ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as London Business School, University of Westminster and the Royal College of Physicians.

All units can benefit from a Westminster parking permit.

*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.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should

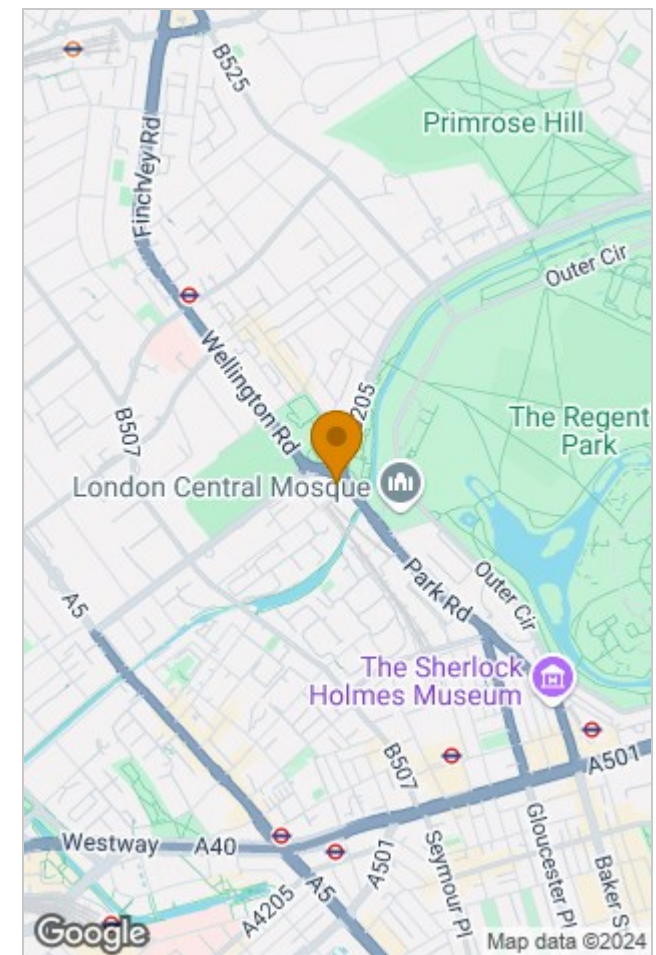
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Directions





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.

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