



Regents Park House 105 Park Road,  
St Johns Wood, NW8  
£950 Per Week,

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

Spacious two-bedroom apartment in this gated development with portage by Regents Park. The property is set on the ground floor and benefits from Air-Conditioning and a patio off the living room. The apartment consists of a large entrance hallway, guest cloakroom, vast living room, patio, two double bedrooms, two bathrooms and plenty of storage. Benefiting from a 24-hour porter service, this secure building is a stone's throw from Regents Park and a short walk from Baker Street and Marylebone stations. Available, furnished.

2 Bedroom : 2 Bathrooms : Guest W.C. : AC : 24-Hour Porter : Patio : Westminster Council Tax Band H : EPC rating C

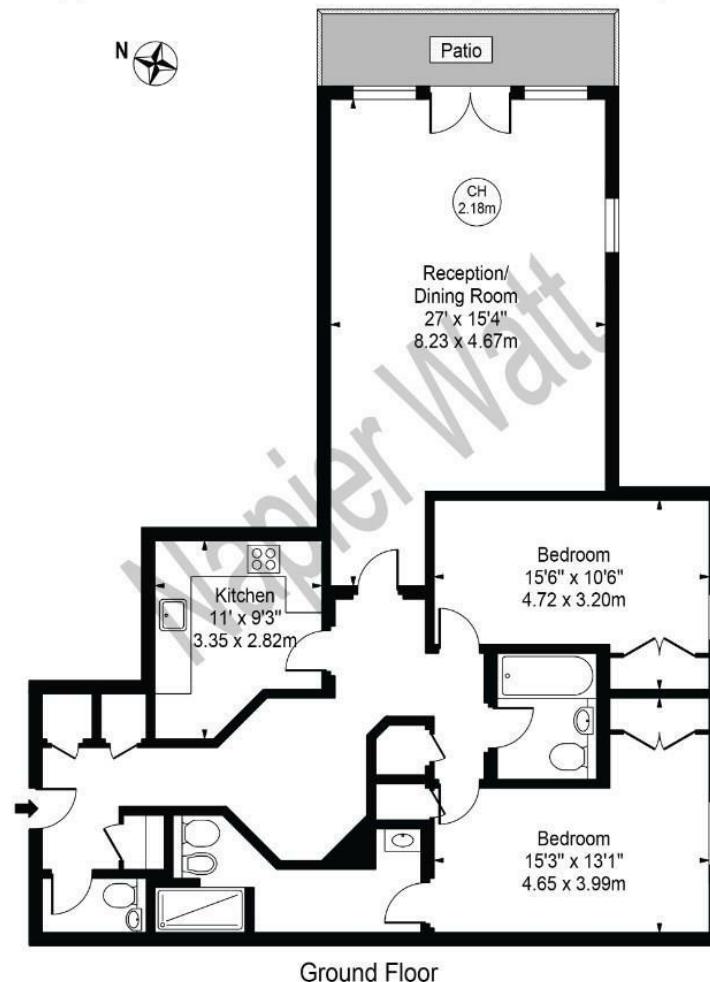
## Key Features

- 24-HOUR PORTER
- AIR-CONDITIONING
- PATIO
- SPACIOUS LIVING ROOM
- MOMENTS FROM REGENTS PARK

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**Regents Park House**  
Approx. Gross Internal Area 1138 Sq Ft - 105.72 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.