



PARK ROAD
Abbey Lodge, Regents Park, NW8

PARK ROAD

We are pleased to present this beautiful four-bedroom lateral apartment (approx. 2,306sqft/214sqm) situated on the first floor of this highly prestigious block adjacent to Regent's Park. The apartment comprises four double bedrooms, three bathrooms (2 en-suite), a guest cloakroom, bright & spacious double reception/dining room and a fully fitted separate kitchen.

Further benefits include wooden flooring in the reception rooms, utility room, 24-hour portorage, communal gardens, passenger lift, communal heating & hot water is inclusive in the rent and off-street parking on a first come first serve basis for one car.

Abbey Lodge is located on Park Road, next to the Hanover Gate entrance to Regent's Park and within walking distance of The American School, amenities on St. John's Wood High Street and transport links St. John's Wood Station (Jubilee Line)

"Computer-generated image for illustrative purposes only"



ACCOMMODATION

Four Double Bedrooms, Three Bathrooms (two en-suite), Double Reception Room, Separate Kitchen, Guest WC

AMENITIES

24 Hour Concierge

First Come First Serve Parking

Lift

Communal Heating and Hot Water

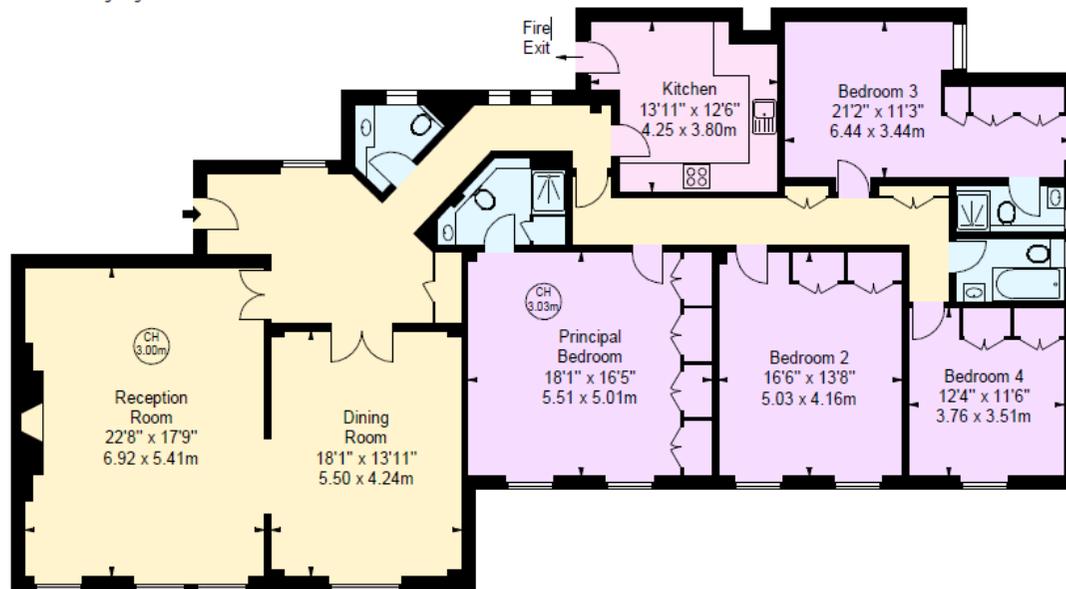




Abbey Lodge, NW8
 Approximate gross internal area
 2306 sq ft / 214.23 sq m



Key:
 CH - Ceiling Height



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		