



NORTH GATE

PRINCE ALBERT ROAD, LONDON, NW8

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This beautifully appointed five-bedroom, first-floor lateral apartment extends to approximately 265.5 sq.m/2,847 sq ft.

Upon entry, a welcoming reception hall features a striking fireplace and wooden parquet flooring, leading through to a grand reception room on the right, impressive 3.5m ceiling heights, and a further hand-carved working fireplace.













A second reception room, currently arranged as a TV room, sits alongside a formal dining room at the front of the apartment, both enjoying views over Regent's Park. The fully fitted, eat-in kitchen is well-proportioned, offering high ceilings, marble worktops, and extensive cabinetry.

ACCOMODATION

- 5 Bedrooms
- En Suite Bathroom
- 3 En Suite Shower Rooms
- Guest WC
- Reception Room
- Dining Room
- Kitchen
- TV Room

AMENITIES

- Balcony
- 24 Hour Porter
- Lift
- Gated Off-Street Parking on a First-Come First-Served Basis
- Communal Garden
- Electric Car Charging



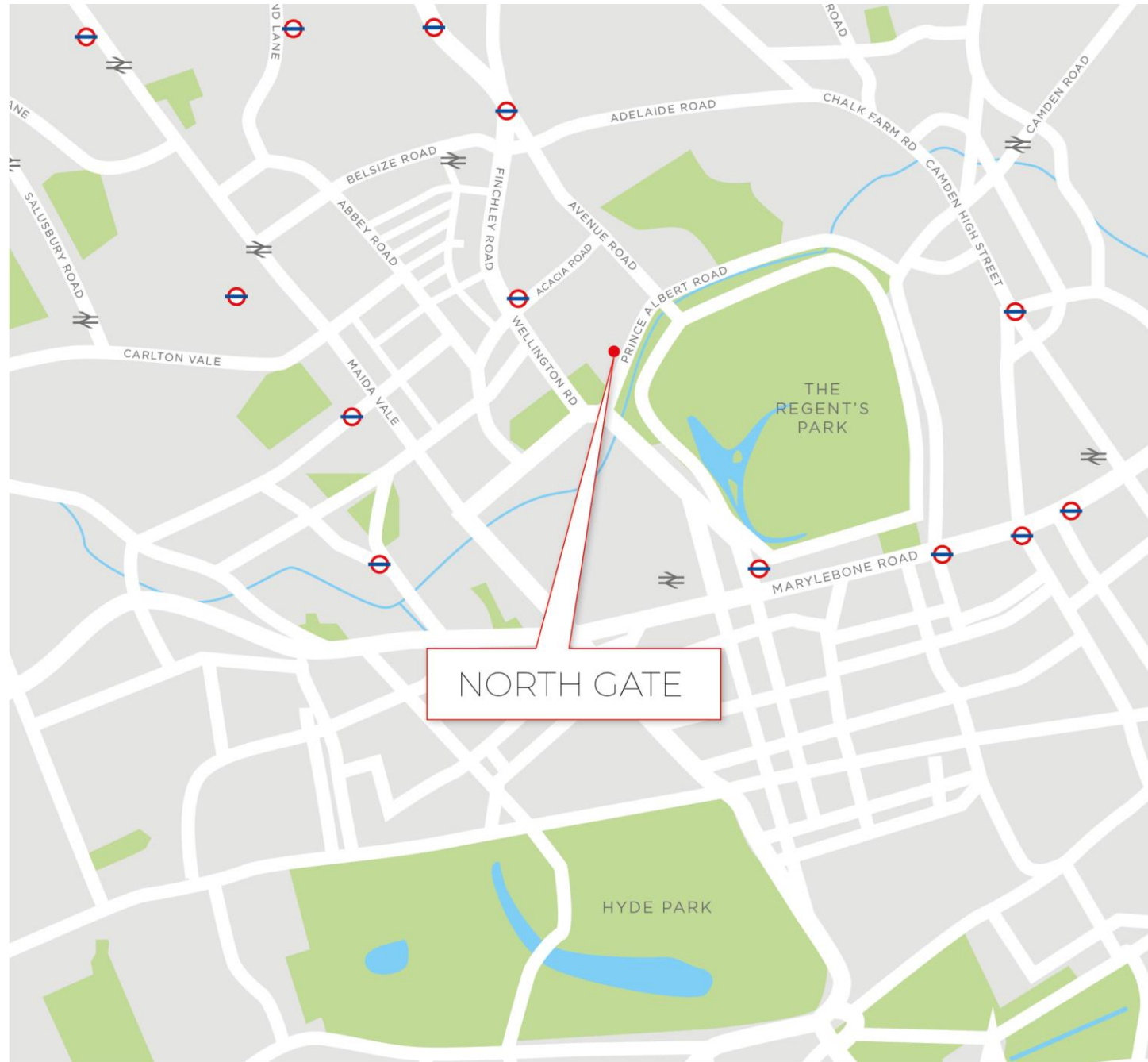




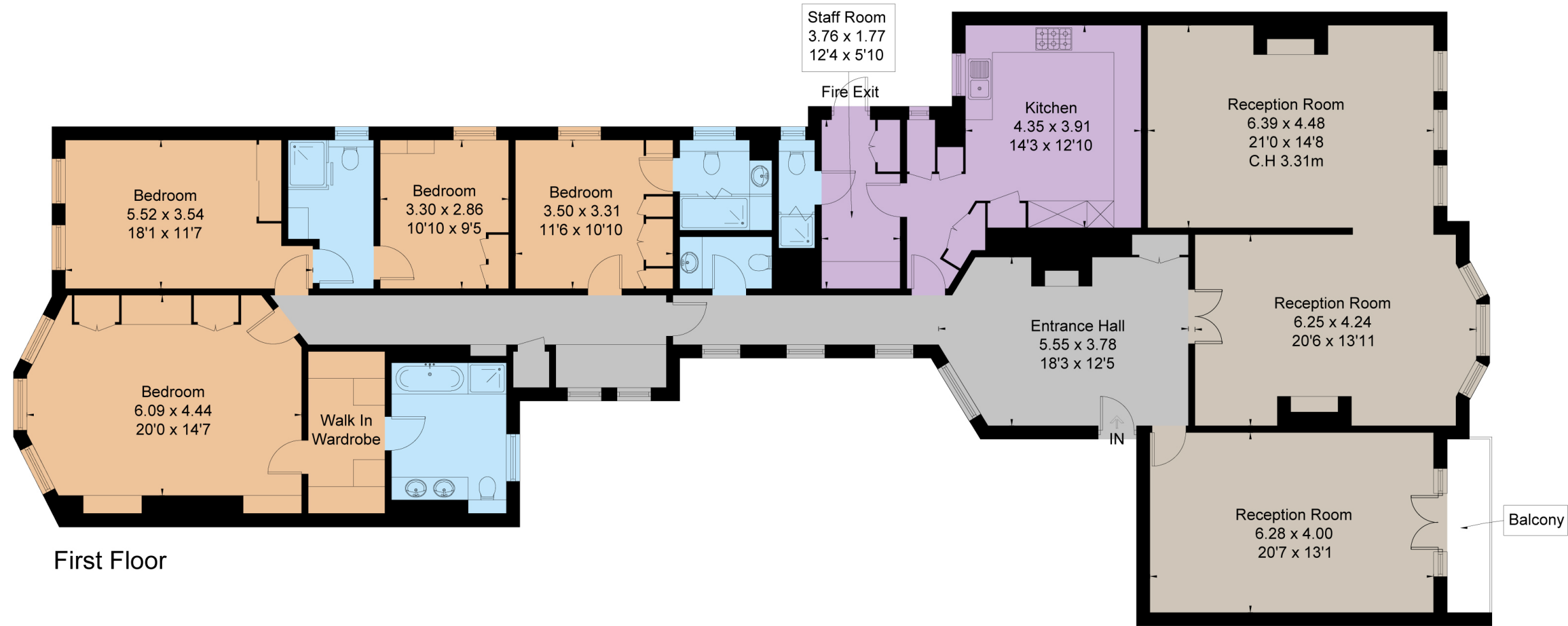
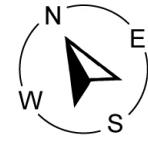
North Gate is a secure, gated development which benefits from 24-hour uniformed portage, a passenger lift serving all floors, and a private driveway providing first-come, first-served resident parking, including electric vehicle charging points. This prestigious building is ideally positioned directly opposite Regent's Park and within walking distance of the boutique shops and restaurants of St John's Wood High Street, as well as St John's Wood Underground station (Jubilee Line).







Approximate Floor Area = 265.5 sq m / 2847 sq ft



First Floor



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TENURE: LEASEHOLD 101 YEARS
GROUND RENT: PEPPERCORN
SERVICE CHARGE: £23,260.66
COUNCIL TAX: BAND H (WESTMINSTER)
EPC: D

ASKING PRICE: £4,995,000

SOLE SELLING AGENT

ASTON CHASE

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.