



## **PARK ST JAMES**

Prince Albert Road  
St John's Wood  
NW8

Asking Price  
£4,495,000

Sole Agent

An exceptional opportunity to acquire a seventh floor, 3 bedroom apartment (176sq m/1,899sq.ft) which benefits from outstanding south facing views over Regents Park and the Central London skyline from both the terrace and the principal reception rooms.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
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astonchase.com

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£4,495,000  
Subject To Contract

Sole Agent

Share of Freehold

Additionally the apartment benefits from modern amenities including air conditioning, under floor heating, Lutron lighting system and an integrated audio visual system. The apartment will be sold with one secure, designated underground parking space.

Park St James is a portered building and is widely regarded as one of the finest blocks on Prince Albert Road, superbly located opposite Regents Park, within close proximity of all of the amenities of both Primrose Hill and St John's Wood, including St John's Wood Underground Station.

**COUNCIL TAX: H**

**EPC RATING: TBC**





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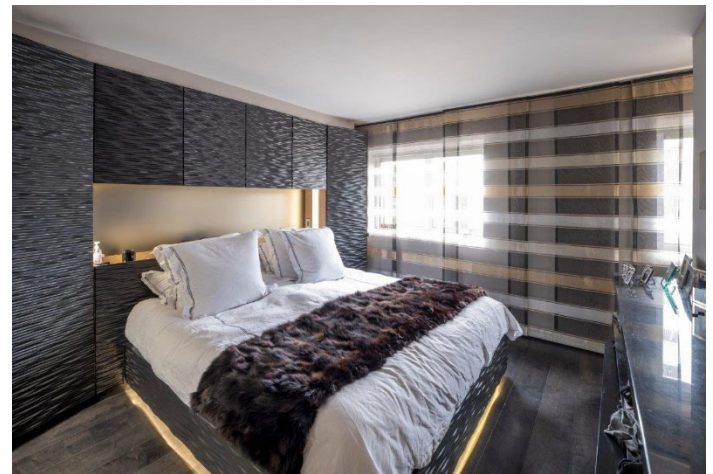
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## ACCOMMODATION

- Principal Bedroom with full En-Suite Bathroom (Bath & Shower) & Fitted Wardrobes
- 2 further Bedrooms both with En-Suite Bathrooms (Bath & Shower) & Fitted Wardrobes
- Reception Room
- Dining Room
- Fully Fitted Poggenphol Kitchen with Gaggenau appliances
- Guest Cloakroom
- Utility Room

## AMENITIES

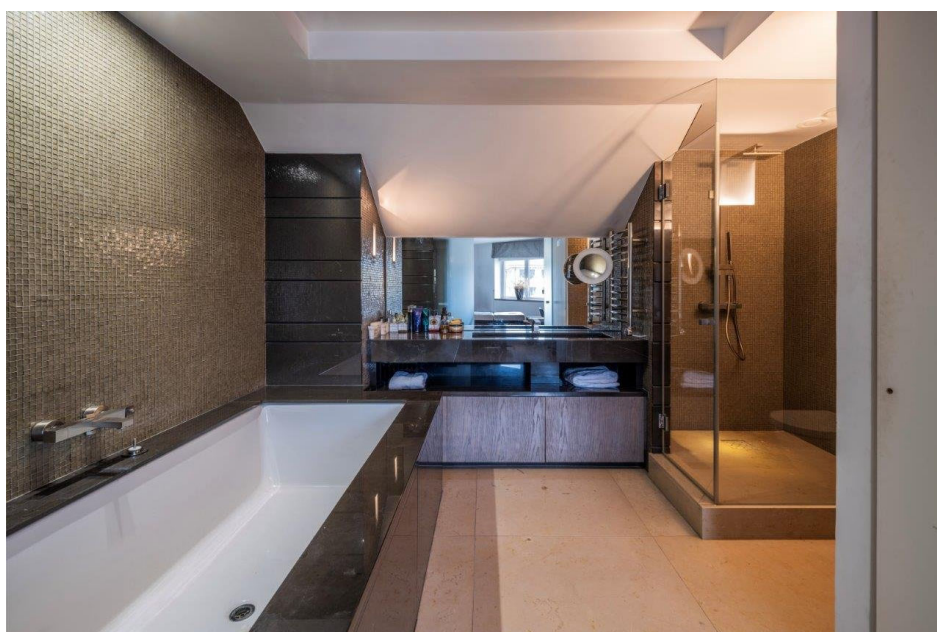
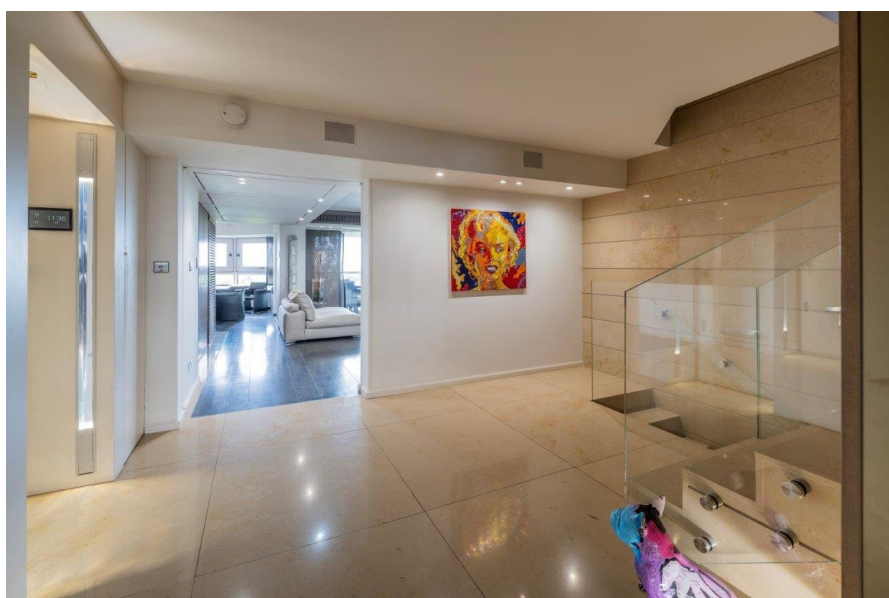
- Large south facing terrace with spectacular views over Regent's Park and Central London Beyond
- Resident Porter
- Underground Parking for one car
- Lutron Lighting System
- Fully Integrated Audio Visual System
- Fully Air Conditioned throughout



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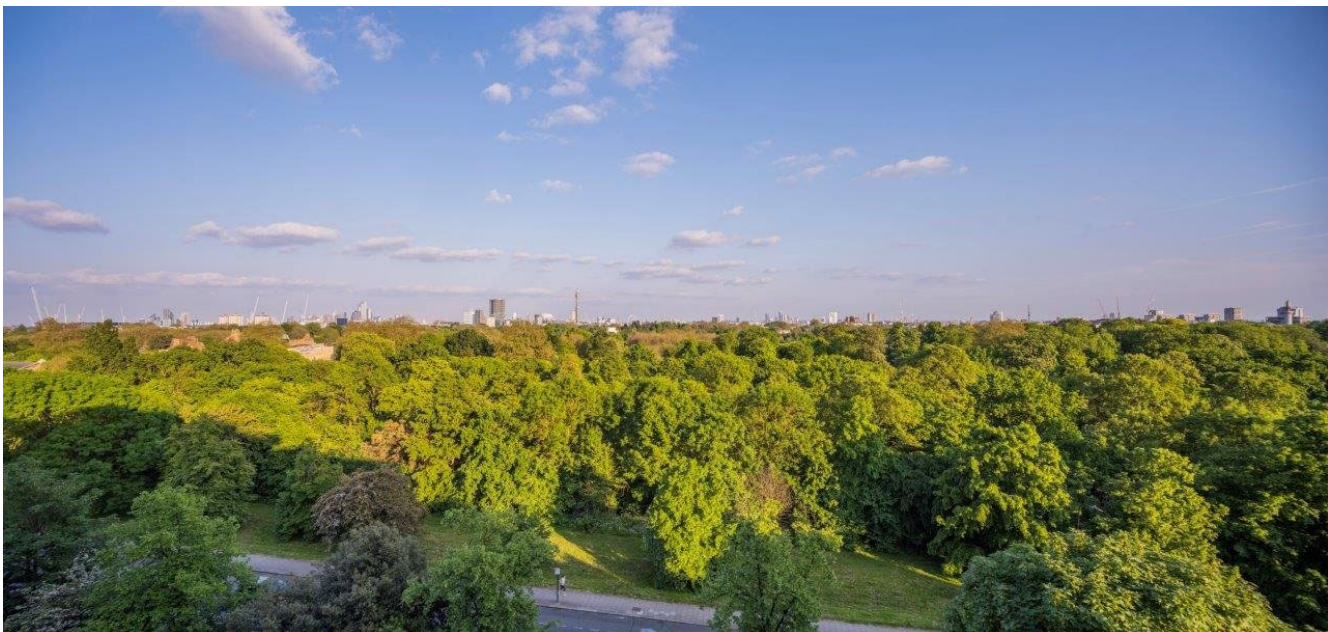




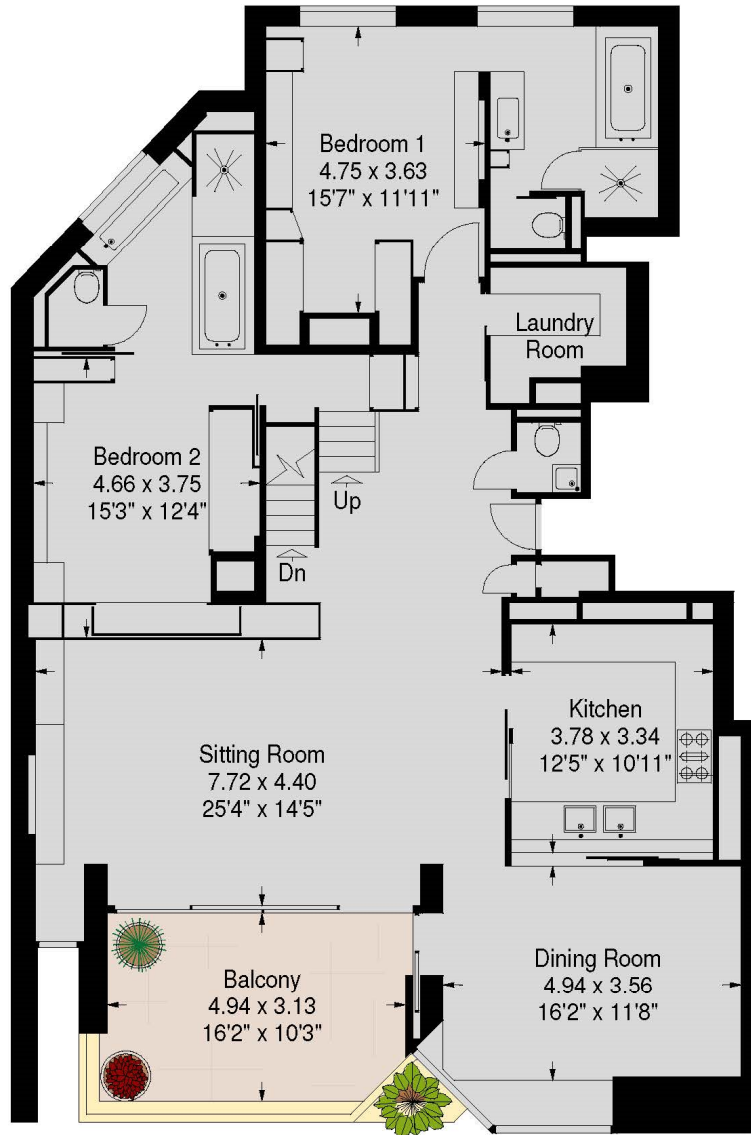
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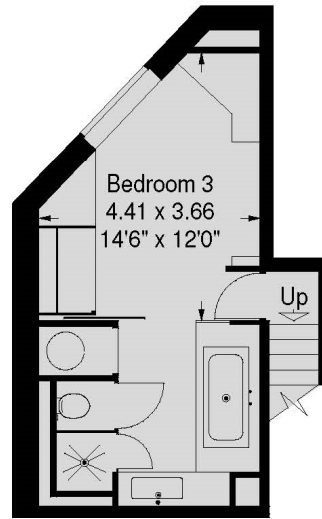
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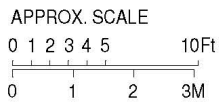
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Main Floor



Lower Floor



Floor Plans produced by

**Proplan**

01491 842925

Approximate Gross Internal Area:

176.4 sq.mts. / 1899 sq.ft.

This plan is a copy of existing drawings and is for guidance only. It must not be relied upon as a statements of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C	76	76
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.