



NORTH GATE

Prince Albert Road
London
NW8

Guide Price
£2,950,000

Sole Agent

PROPERTY VIDEO AVAILABLE

A truly exceptional and interior designed lateral 3 bedroom apartment (143.34 sq.m / 1,543 sq ft) situated on the fifth floor with generous entertaining space, three double bedrooms and well-positioned within this prestigious and highly sought after building.

North Gate benefits from 24-hour uniformed porterage, a passenger lift to all floors and a private driveway offering first come first serve parking for residents as well as providing charging points for electric vehicles.

ASTON CHASE

67-71 Park Road
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Guide Price
£2,950,000
Subject To Contract

Sole Agent

Leasehold 134 Years

Service Charge: £10,500 P/A
Ground Rent: Peppercorn

The apartment has been meticulously finished to a high standard featuring Miele appliances in the fully fitted kitchen, solid wood flooring throughout and Hans Grohe bathroom fittings. The magnificent reception room features uninterrupted views over Regents Park and the London skyline, furthermore a full air conditioning system has been installed throughout the apartment alongside underfloor heating and Porta Romana lighting accessed via a fully automated Creston system.

Located opposite Regents Park, North Gate is a secure, iconic building occupying an imposing corner position conveniently situated at the southern end of St John's Wood High Street and Prince Albert Road, within close proximity to St John's Wood Underground Station (Jubilee Line).



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ACCOMMODATION

- Entrance Hall, Reception Room
- Fitted Kitchen With Miele Appliances
- Principal Bedroom with Luxury En-Suite Bathroom
- Bedroom Two with En-Suite
- Shower Room
- Bedroom Three

AMENITIES

- Fitted Wardrobes & Storage Cupboards
- Long Lease, 24 Hour Porterage
- Plans for a Residents Gym
- Passenger Lift
- Entry Phone
- Creston System
- Underfloor Heating Throughout
- Air Conditioning Throughout
- Communal Gardens
- Off Street Parking Within a Driveway (First Come First Served)
- Charging Points for Electric Vehicles

COUNCIL TAX: G

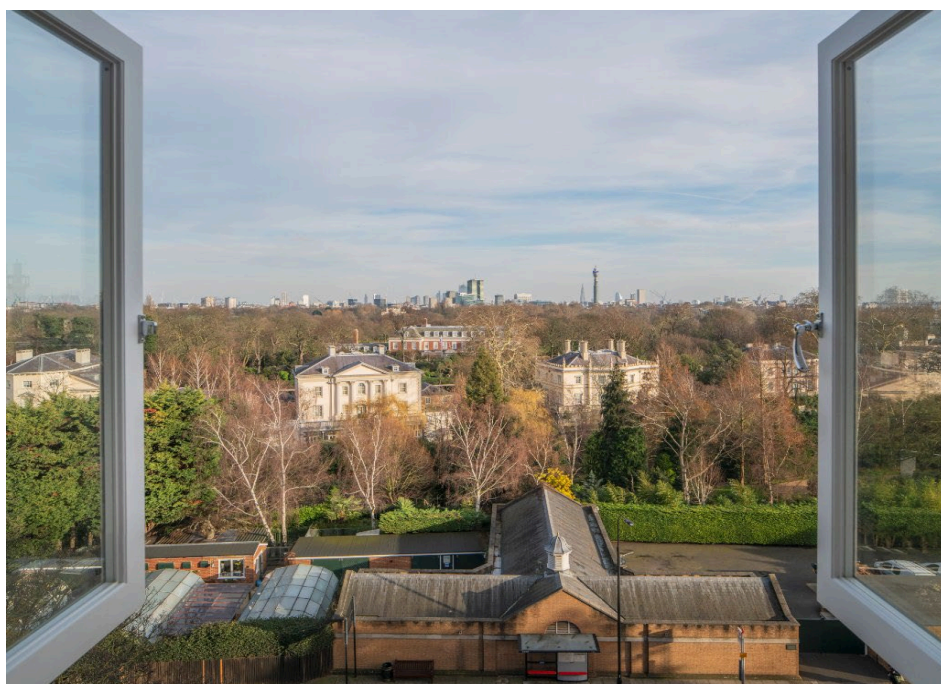
EPC RATING: E



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St John's Wood, NW8

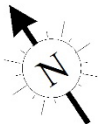
Approximate gross internal area

143.34 sq m / 1543 sq ft

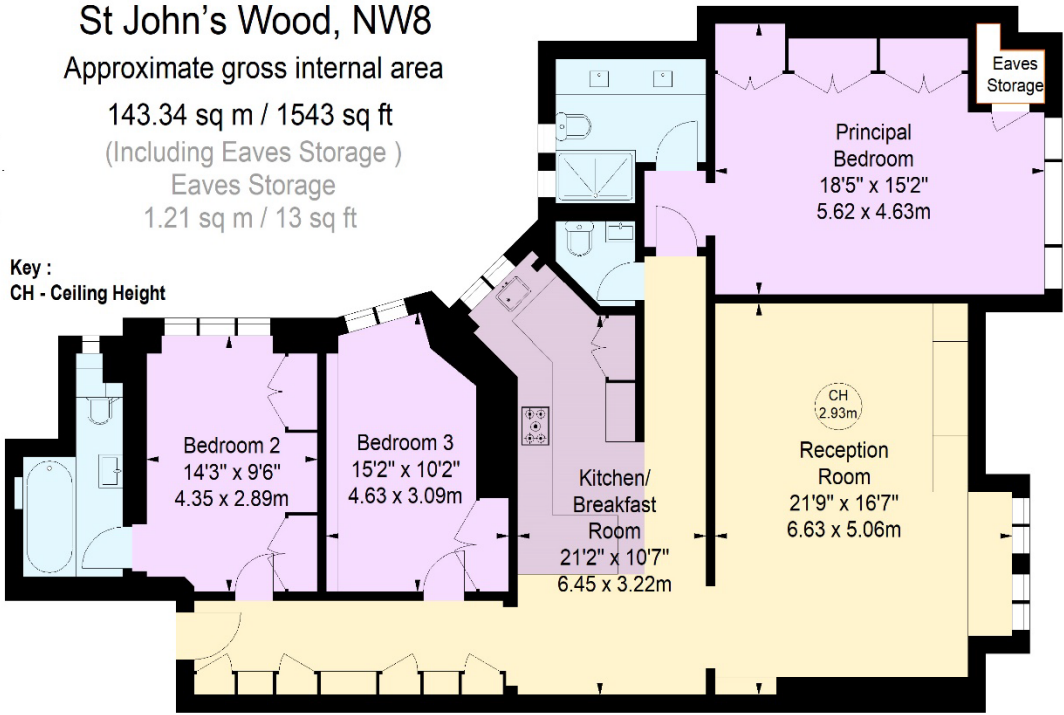
(Including Eaves Storage)

Eaves Storage

1.21 sq m / 13 sq ft



Key :
CH - Ceiling Height



Fifth Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | 47 | 61 |
| 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.