



## ATRIUM APARTMENTS

Park Road  
Regent's Park  
London  
NW8

Guide Price  
£5,000,000

Sole Agent

An exceptional opportunity to acquire a beautifully interior-designed four-bedroom lateral apartment (246.46 sq m / 2,653 sq ft) positioned on the first floor of this modern, purpose-built development.

The apartment offers bright and expansive living spaces, complemented by a hardwood-decked balcony. Designed and finished to an exceptional standard, the property features a smart home control system, comfort cooling, underfloor heating, luxurious bathrooms, and a sleek contemporary kitchen.



# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
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Guide Price  
£5,000,000  
Subject To Contract

Sole Agent

Leasehold 985 Years

Service Charge: £45,490.04 P/A

The Atrium Apartments provide residents with the benefit of a 24-hour concierge service, lift access to all apartments, and secure underground parking for one vehicle.

Ideally situated in Zone 2 on Park Road with views over Regent's Park, The Atrium enjoys close proximity to both St John's Wood and Baker Street Underground Stations (Jubilee, Circle, Hammersmith & City, Metropolitan, and Bakerloo lines).

COUNCIL TAX: H

EPC RATING: TBC



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## ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms
- Bathroom (En-Suite)
- Two Further Shower Rooms (En-Suite)
- Fully Fitted Bulthaup Kitchen with Gaggenau Appliances
- Reception Room incorporating Dining Area
- Guest Cloakroom
- Utility Room

## AMENITIES

- Savant Integrated Home Management Control System
- (controlled by iPad, iPhone or iPod) with Remote Control
- Audio Visual Systems
- Heating and Cooling Systems and Curtains/ Blinds
- Thermostatically Controlled Under Floor Heating and
- Comfort Cooling
- Hardwood-Decked Balcony
- Underground Parking for one car
- 24 Hour Concierge Service

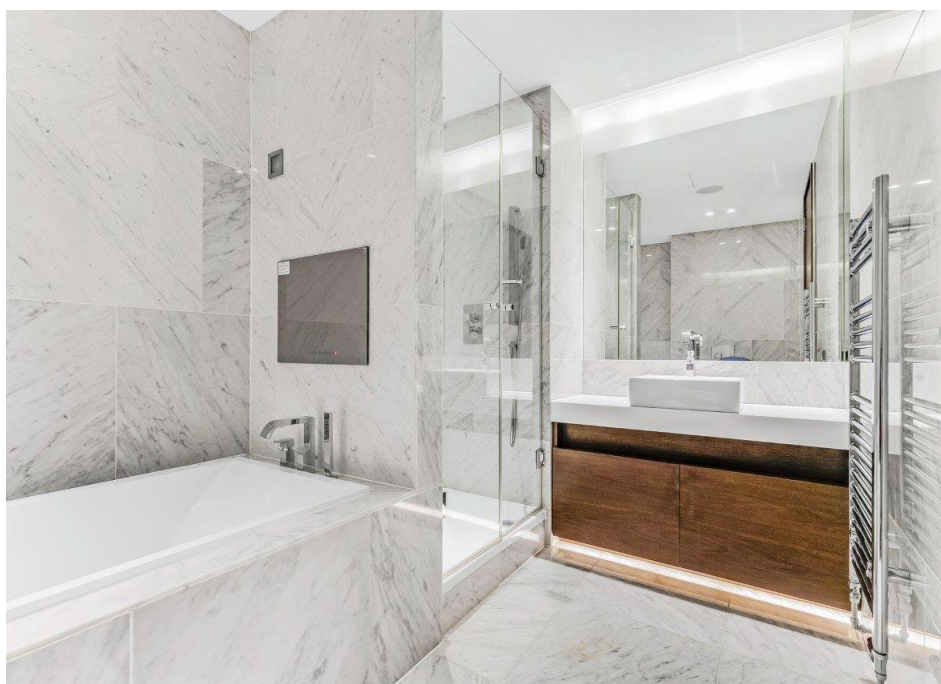
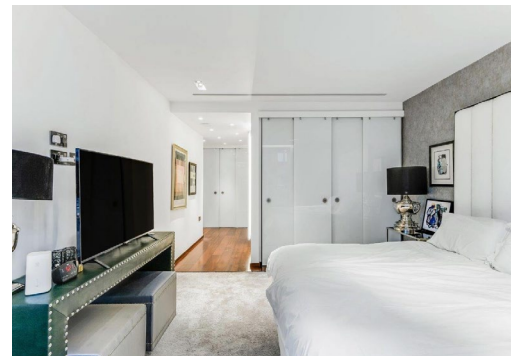




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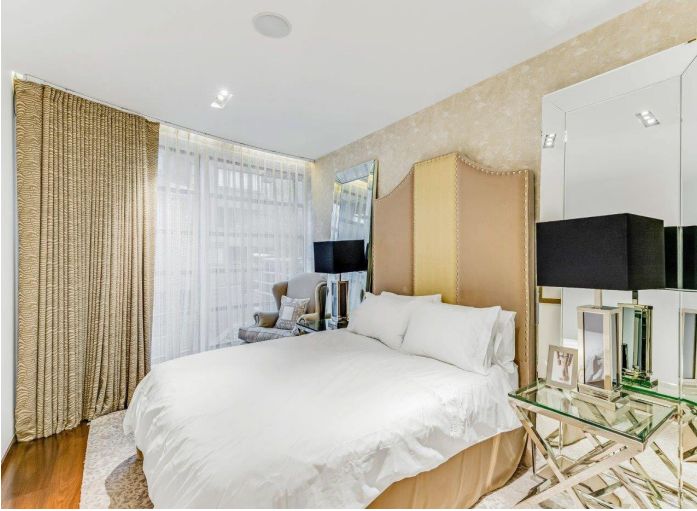
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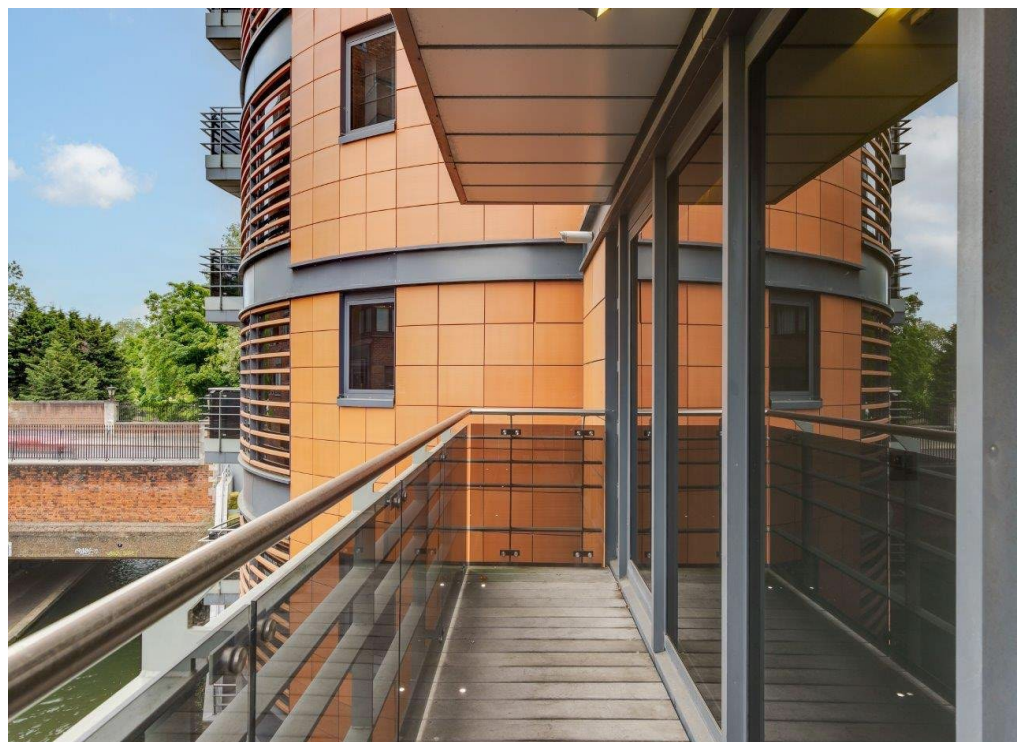




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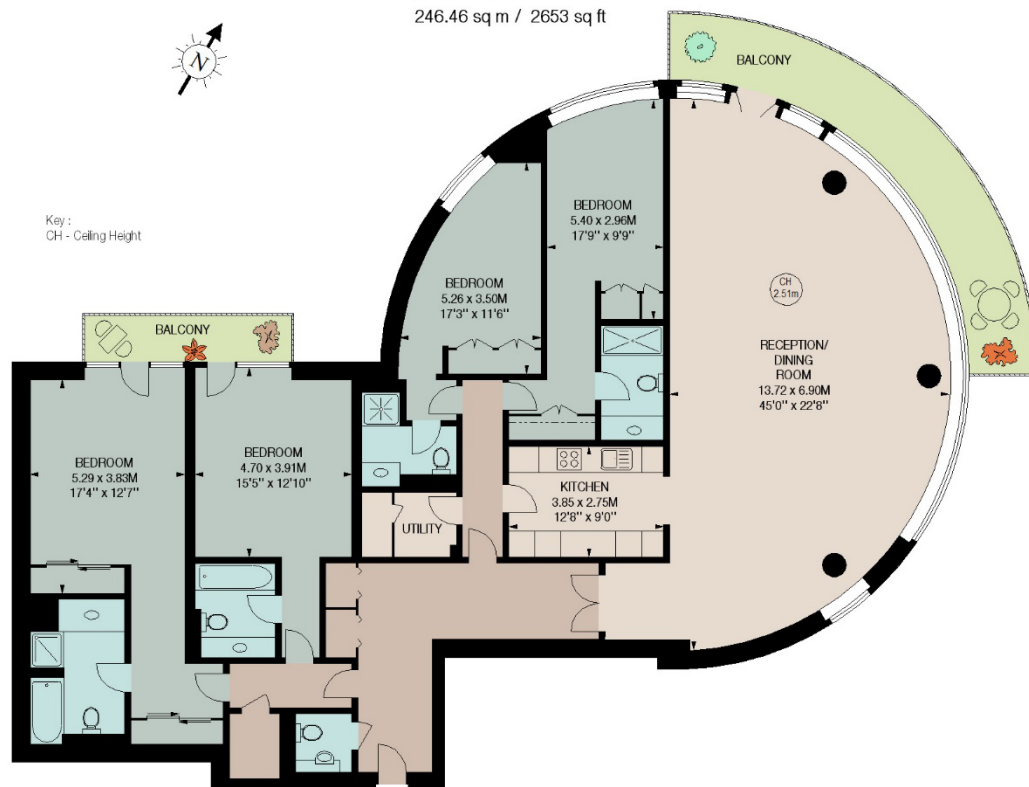
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## Atrium Apartments, Park Road, NW8

Approximate gross internal area  
246.46 sq m / 2653 sq ft



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 theRICS 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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### 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.