



IMPERIAL COURT

Prince Albert Road
St John's Wood
NW8

Asking Price
£3,700,000

Main Agent

A beautifully presented two double bedroom, two bathroom lateral apartment (formerly three bedroom) comprising 1,533 sq ft/142 sq m situated on the third floor of this well-regarded block in St John's Wood.

The apartment offers modern and spacious accommodation including an impressive double reception room and a private terrace with impressive views towards Regent's Park. Comprehensively renovated and interior designed, the apartment also features air-conditioning throughout, ensuring comfort year-round.

ASTON CHASE

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

astonchase.com

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Additional benefits include secure underground parking for one car, a passenger lift, a residents gym, 24-hour uniformed portering, and a separate storage room which comes with the property.

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Subject To Contract

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Leasehold 951 Years

Service Charge: £24,747 P/A



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ACCOMMODATION

- Two Bedrooms with En Suite Bathroom
- Guest Cloakroom
- Kitchen/Breakfast Room
- Reception/Dining Room
- Storage Room

AMENITIES

- 24hr Porterage
- Passenger Lift
- Terrace
- Underground Parking For One Car
- Balcony

COUNCIL TAX: H

EPC RATING: C



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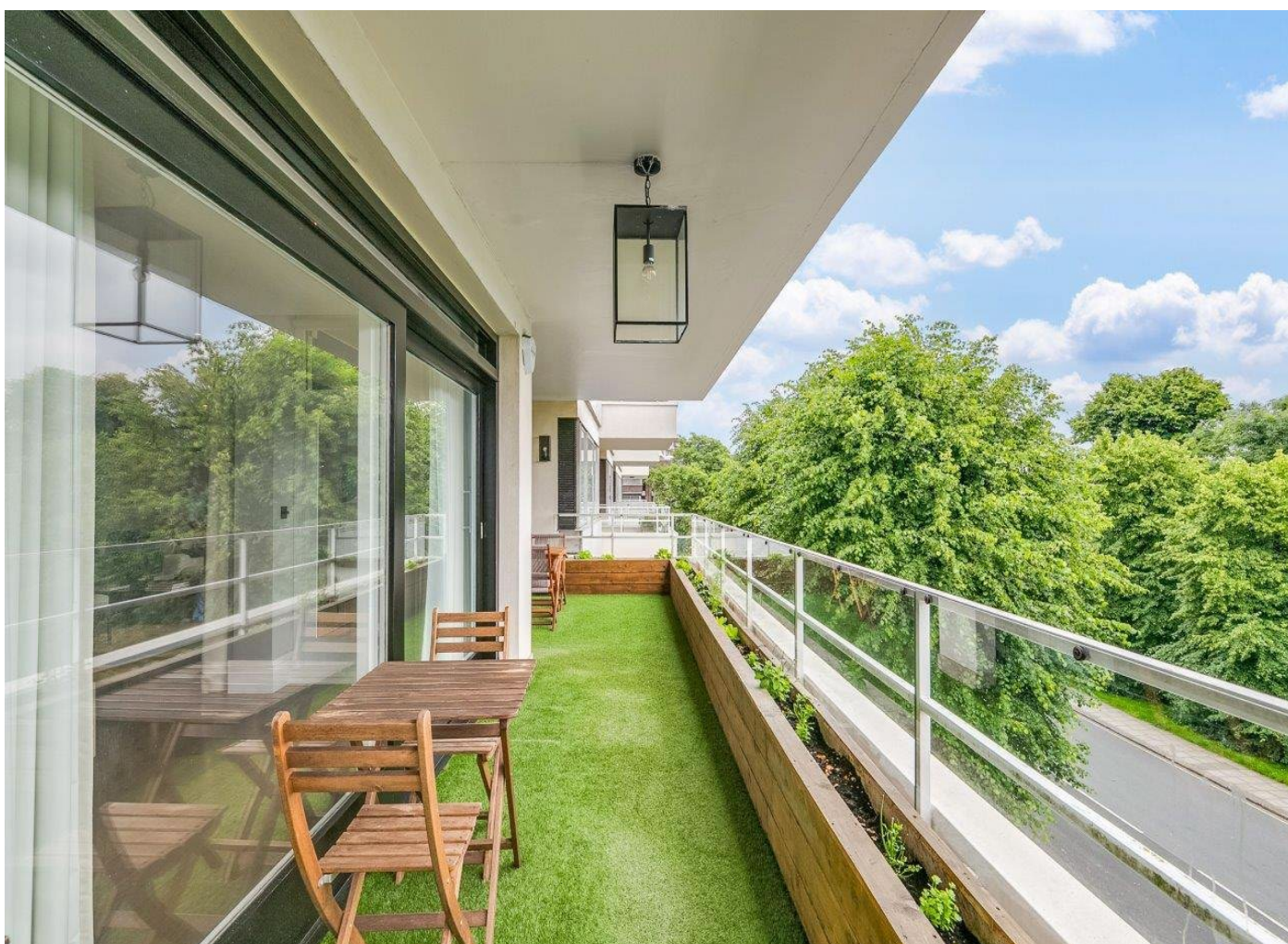
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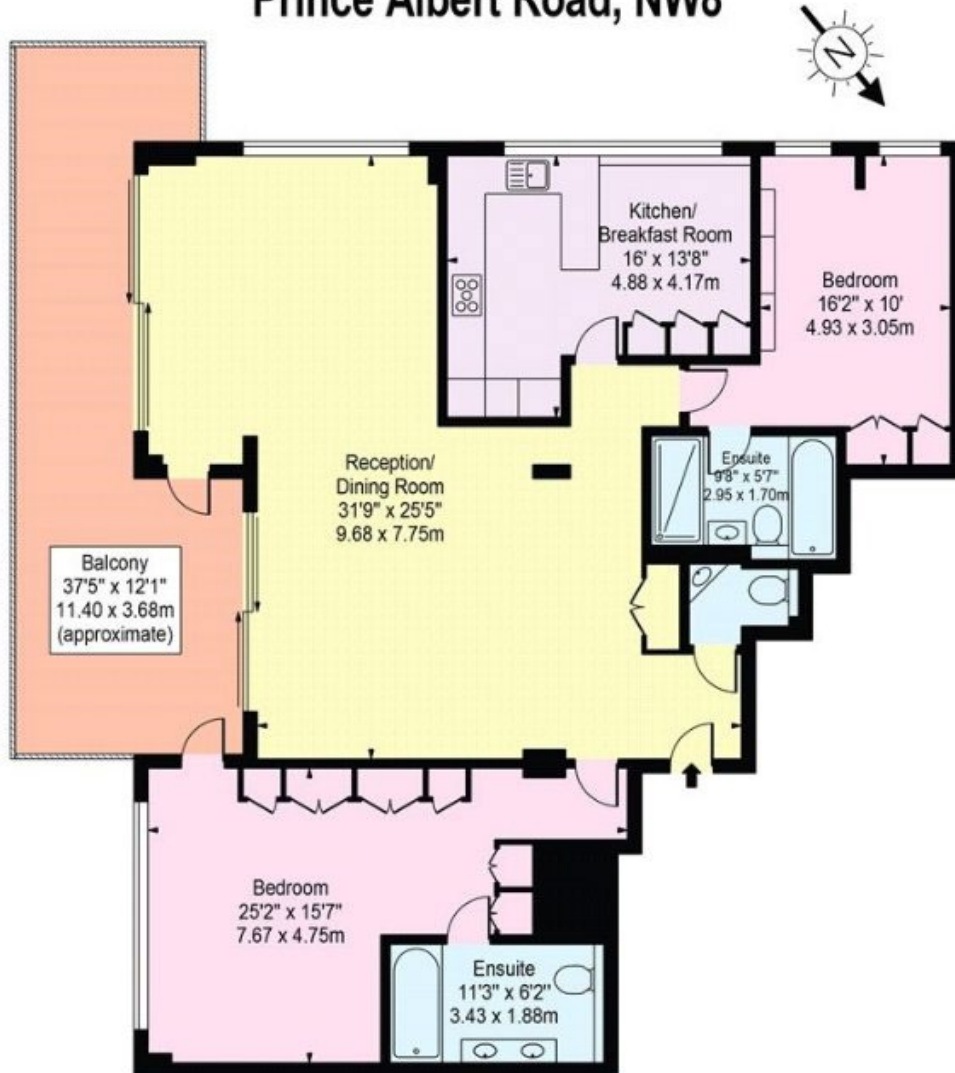
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Third Floor

Approx. Gross Internal Area 1533 Sq Ft - 142.42 Sq M

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	77
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.