



ST. JAMES CLOSE

Prince Albert Road
London
NW8

Asking Price
£695,000

Multiple Agent

An opportunity to acquire a two-bedroom apartment (82.72 sq m / 890.39 sq ft) in an elegant purpose-built block, opposite to Regents Park and a short distance from Primrose Hill.

ASTON CHASE

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

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Asking Price
£695,000
Subject To Contract

Multiple Agent

Leasehold 104 Years

Service Charge: £9,264.00 P/A
Ground Rent: £25 P/A

Situated on the first floor, this well-proportioned apartment comprises a spacious 20 ft reception room, separate kitchen, two double bedrooms, a family bathroom and guest cloakroom.

The property further benefits from a concierge service, a passenger lift, communal gardens and on-street parking. St James' Close is just a short walk from St. John's Wood High Street, St. John's Wood Underground station (jubilee line) and Primrose Hill High Street.



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ACCOMMODATION

- Reception Room
- Separate Kitchen
- Two double bedrooms
- Family Bathroom
- Guest WC

AMENITIES

- 24 Hour Concierge
- Passenger Lift
- 1st Floor
- Opposite Regents Park

COUNCIL TAX: F

EPC RATING: D



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St. James Close, NW8

CAPTURE DATE: 12/11/2021

LASER SCAN POINTS: 2,376,015

GROSS INTERNAL AREA

82.72 sqm / 890.39 sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
82.72 sqm / 890.39 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, measured head height
79.31 sqm / 853.66 sqft

EXTERNAL STRUCTURES, FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 200 RESIDENTIAL: 85.44 sqm / 919.67 sqft
IPMS 200 NON-RESIDENTIAL: 83.03 sqm / 893.73 sqft

SPEC ID: 818d51b5b275b0d3d40a767c

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.