

ASTON CHASE

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

astonchase.com



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.

ST. JAMES CLOSE

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London
NW8

Asking Price
£695,000
Subject To Contract
Multiple Agent

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.

Leasehold 104 Years

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



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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





ASTON CHASE

RIB
Robert Irving Burns
Property Consultants

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)
Includes walls and external fixtures
79.31 sqm / 853.69 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandahs, etc.
0.00 sqm / 0.00 sqft

BUILT-UP GROUND AREA
Landed area areas and/or 1.5m
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 illustrated 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 measurement captured in the scans.

SPHS 3D RESIDENTIAL: 85.44 sqm / 910.67 sqft
SPHS 3D RESIDENTIAL: 83.03 sqm / 893.73 sqft
SPEC: 618d51b5b2715b0dd340a767c

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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.