

# PRINCE REGENT COURT

AVENUE ROAD  
ST JOHN'S WOOD NW8





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ST JOHN'S WOOD NW8

AN EXCEPTIONAL NEWLY REFURBISHED  
LATERAL APARTMENT OF 4,429 SQ FT  
OCCUPYING THE ENTIRE 7th FLOOR OF  
THIS PRESTIGIOUS AND WELL-KEPT BLOCK  
LOCATED ON AVENUE ROAD ADJACENT  
TO REGENT'S PARK.



The apartment has been refurbished to an extremely high standard and offers well planned and spacious entertaining space, large Poggenpohl kitchen/breakfast room and 5 ensuite double bedrooms.





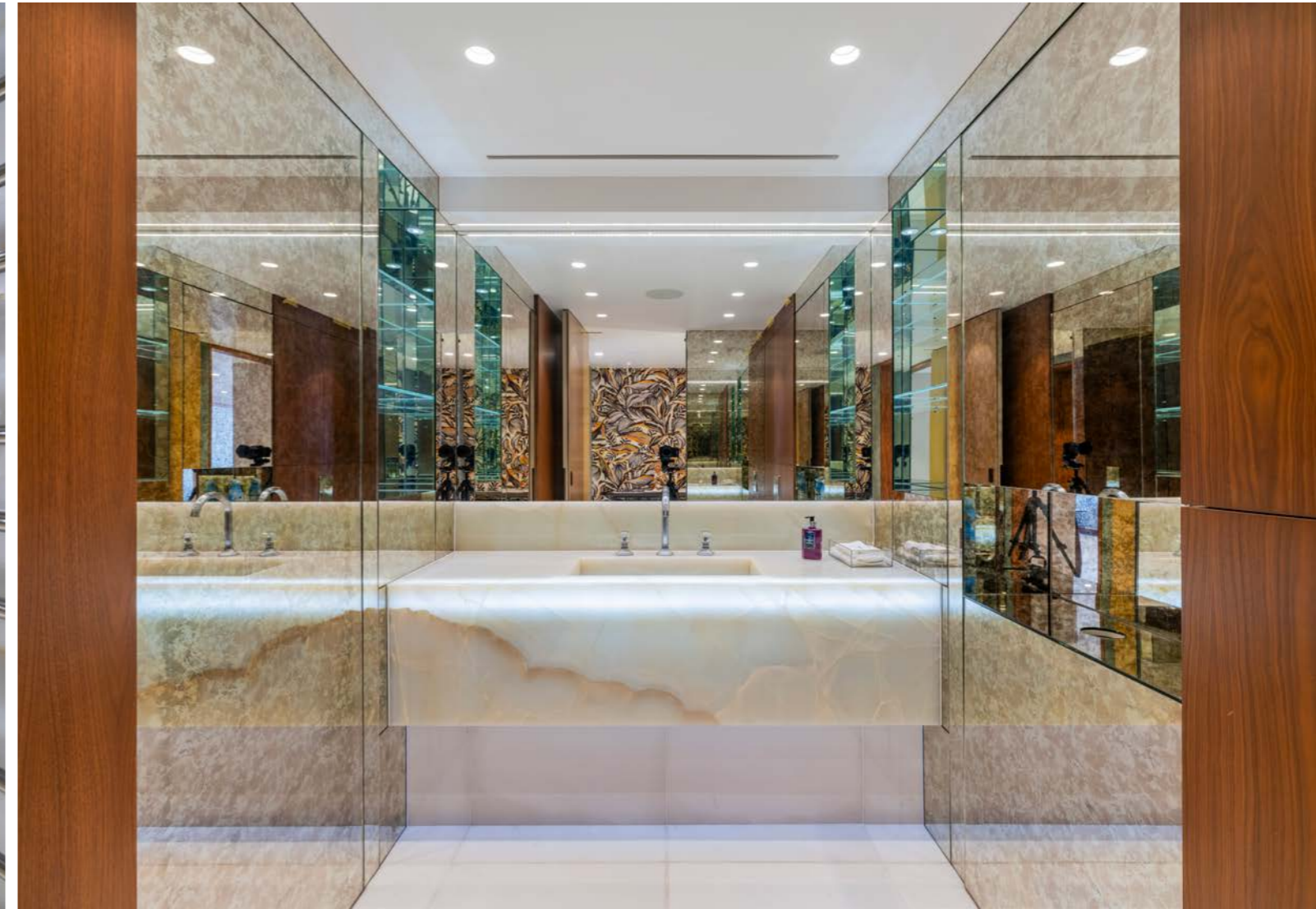
The property is air conditioned throughout with a surround sound system and a sophisticated lighting system.











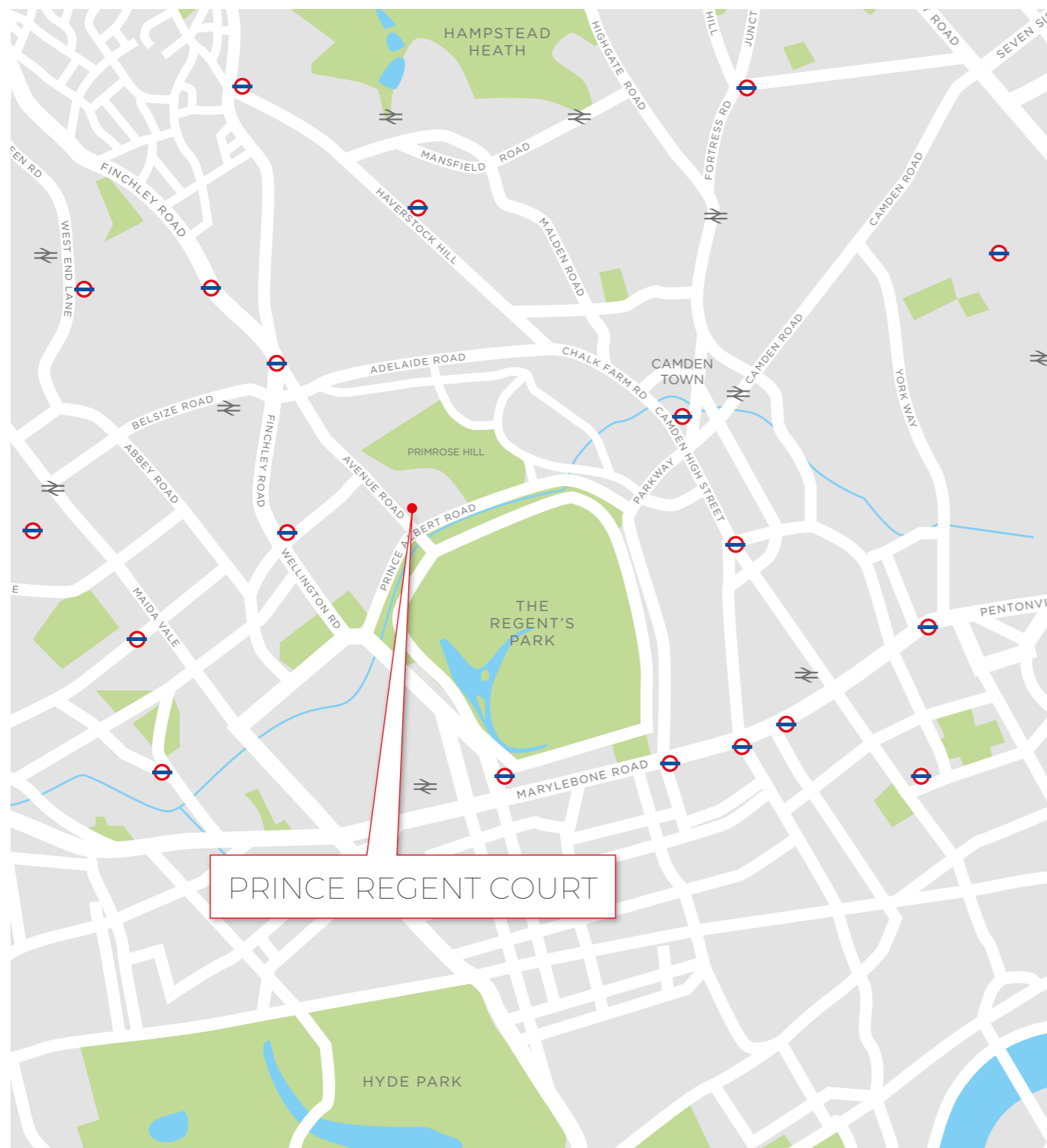


## ACCOMMODATION

- Principal bedroom with en suite bathroom
- Second principal bedroom suite with dressing room and en suite shower room
- 3 Further ensuite double bedrooms
- Large Poggenpohl kitchen/breakfast room
- Large entrance hall
- 2 Reception rooms
- Dining room
- Guest cloakroom
- Utility room
- Storage room

## AMENITIES

- 24 Hour uniformed concierge
- Forecourt drop-off parking
- Secure underground parking for 2 cars
- 2 Passenger lifts
- Recently decorated communal parts
- Situated moments from The Regents Park and Primrose Hill
- Share of Freehold

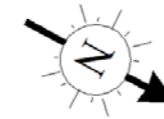


Prince Regent Court is located on Avenue Road and is moments from Regent's Park and St John's Wood High Street and St John's Wood Station Jubilee Line.

Key :  
CH - Ceiling Height



Approximate Gross Internal Area  
4,429 sq. ft / 411.45 sq. m



### SEVENTH FLOOR

SHARE OF FREEHOLD

GUIDE PRICE £8,950,000

SERVICE CHARGE: £37,034 PER ANNUM

COUNCIL TAX: WESTMINSTER BAND H

EPC: B

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SOLE AGENTS

**ASTON CHASE**

[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

+44 (0) 20 7724 4724

**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.