



PRINCE ALBERT ROAD

St John's Wood
London
NW8

Asking Price
£1,250,000

Sole Agent

Located on the 5th floor of a well-maintained, purpose-built block on Prince Albert Road, this bright and spacious two-bedroom apartment boasts stunning views over Regent's Park and the London skyline from the reception room and its private balcony.

ASTON CHASE

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

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Subject To Contract

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Leasehold 96 Years

Service Charge: £16,072 P/A
Ground Rent: £220 P/A

Offered in good decorative order, the apartment spans approximately 1,022sq ft / 94.9 sq m of internal space. The building features a day porter, passenger lift and a designated off-street parking space for one car.

75 Prince Albert Road is a small boutique building, with only one apartment per floor and ideally situated within walking distance to the boutiques, restaurants, and cafés of St John's Wood High Street as well as opposite Regents Park and a short walk from Primrose Hill. The closest tube station is St John's Wood (Jubilee Line).



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ACCOMMODATION

- Entrance Hall
- Reception Room
- Kitchen
- Principal Bedroom with En Suite Bathroom
- Second Bedroom
- Shower Room
- Balcony

AMENITIES

- Designated Off-Street Parking Space for One Car
- Passenger Lift
- Porter
- Two Storage Rooms
- Communal Heating and Hot Water

COUNCIL TAX: G

EPC RATING: C



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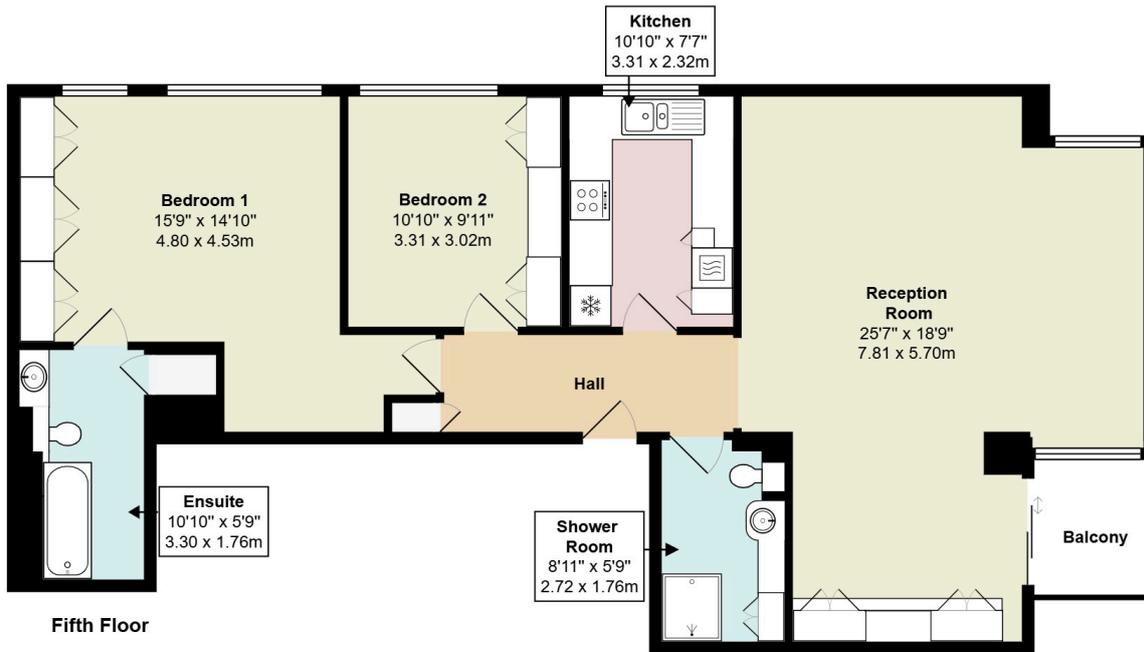
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Total Area: 1022 ft² ... 94.9 m²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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.