



PRINCE ALBERT ROAD

London
NW8

Asking Price
£1,250,000

Sole Agent

A beautifully presented two-bedroom first floor apartment (64.38 sq m / 693 sq ft) situated on Prince Albert Road, offering bright and contemporary accommodation in an excellent location close to Regent's Park and St John's Wood.

The apartment features a spacious open-plan reception/dining room with a modern fitted kitchen, creating an ideal entertaining and living space filled with natural light. There are two well-proportioned double bedrooms with fitted storage, a stylish family bathroom, and an additional shower room/WC. The property has been thoughtfully designed to maximise both functionality and living space, whilst benefiting from a modern finish throughout.

ASTON CHASE

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astonchase.com

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Asking Price
£1,250,000
Subject To Contract

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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Leasehold 95 Years Remaining

Service Charge: £9,503.40 P/A



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ACCOMMODATION

- Open Plan Kitchen & Living/Dining Space
- Principal Bedroom with En-Suite Bathroom
- Second Bedroom
- Family Bathroom

AMENITIES

- • Lift
- • Day Porter
- • Communal Heating and Hot Water

COUNCIL TAX: F

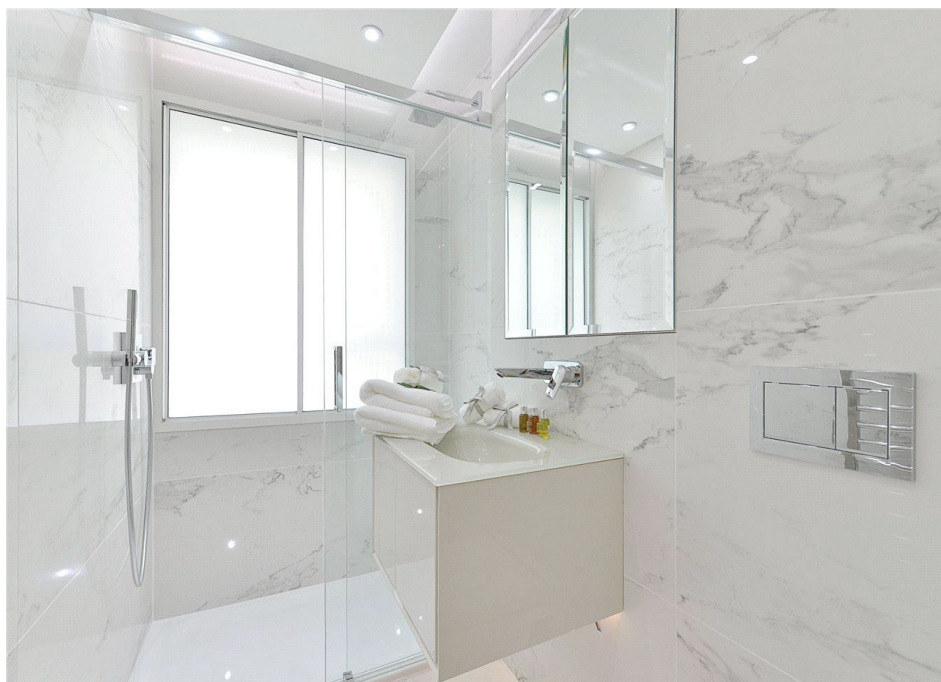
EPC RATING: C



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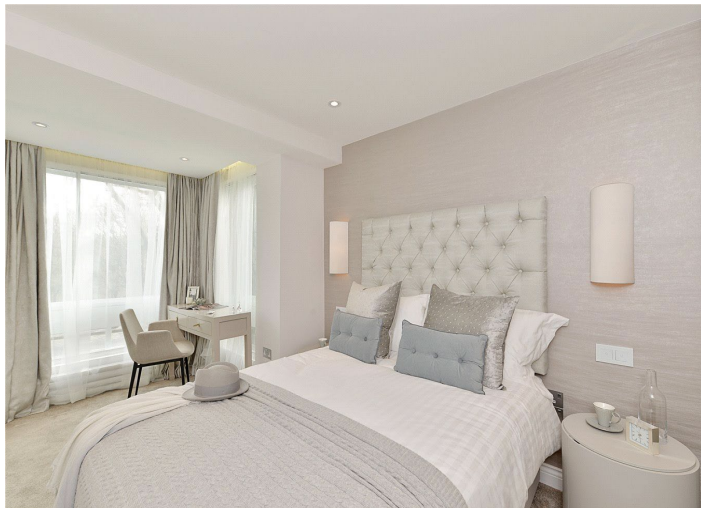
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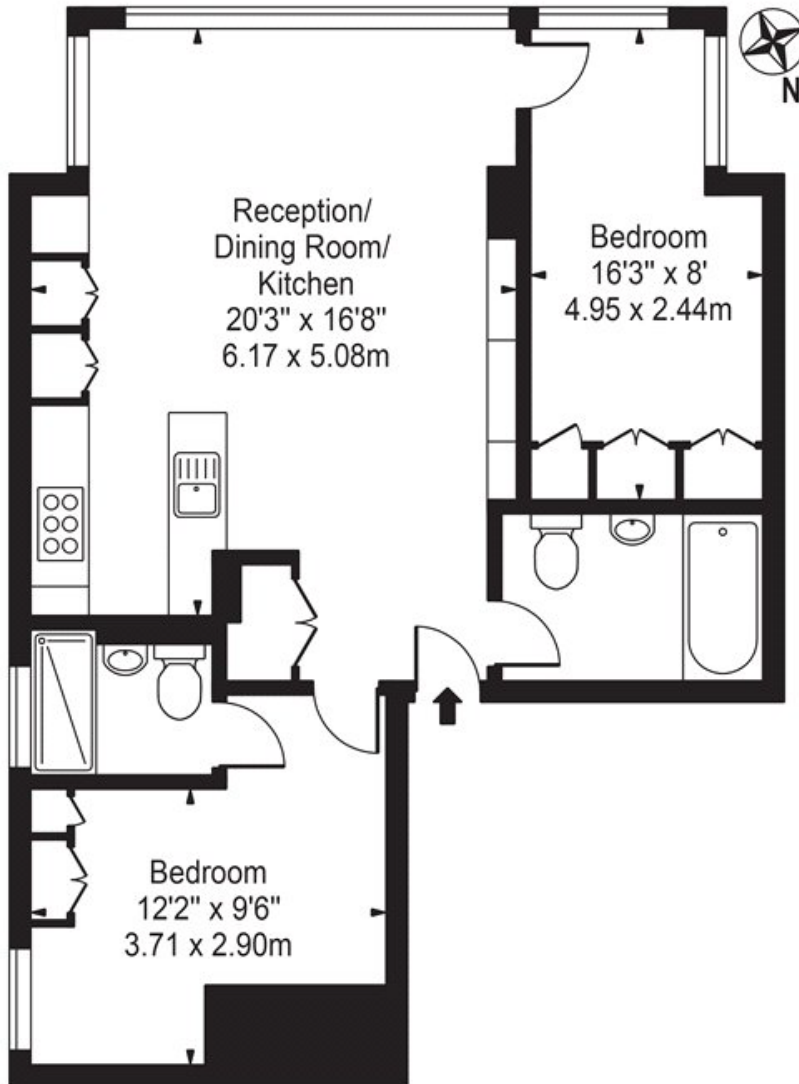
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Prince Albert Road

Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 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.