

Awaiting Photograph

{ **PARK ROAD LONDON NWS**
£2,155 PER WEEK AVAILABLE 08/10/2024

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Park Road London NW8

£2,155 Per Week
Furnished

 **4 Bedrooms**
 **5 Bathrooms**
 **2 Receptions**

Features

- Porter, - Lift, - Views over Regents Park, -
Available now, - Furnished/unfurnished, -
Video Entry, - Penthouse Apartment

Council Tax

Council tax band not specified

Hamptons

99 St Johns Wood Terrace
St Johns Wood, London, NW8 6PL
020 7722 2131
stjohnswoodlettings@hamptons-int.com
www.hamptons.co.uk

The Property

A beautiful four bedroom penthouse apartment available now. The penthouse is set over 2135 sqft and features a large dual aspect reception/dining room benefiting from a south facing private balcony with magnificent views, master bedroom with a dressing room and en-suite bathroom with a Jacuzzi, three further bedrooms with en-suite bathrooms, kitchen, guest bathroom and cloakroom.

Location

The building is close to the famous Lords Cricket ground and opposite the beautiful Grade I listed Regent's Park, home to London Zoo. The award winning St John's Wood High Street is a few minutes away, with numerous boutique shops, vibrant bars and high end restaurants. Strathmore Court would be ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as London Business School, University of Westminster and the Royal College of Physicians.

FLAT B
STRATHMORE COURT
PARK ROAD NW8

APPROX. GROSS INTERNAL AREA *
 2135 Ft² - 198.34 M²

Illustration For Identification Only, Not to Scale
 All Calculations include Any/All Areas Under 1.5m Head Height.
 * As Defined by RICS - Code of Measuring Practice



SIXTH FLOOR

BKR

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	51	73
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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