

Awaiting Photograph

{ PARK ROAD LONDON NW8  
£4,312 PER MONTH AVAILABLE 06/05/2025

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Park Road London NW8

£4,312 Per Month  
Furnished

-  2 Bedrooms
-  1 Bathroom
-  1 Reception

## Features

- Pet Friendly, - 24 hour emergency, - CCTV, - Building Manager & On Site Porter,
- 5min walk to Regent's Park, - Superfast Broadband Available
- Council Tax
- Council Tax Band F

Hamptons  
Hamptons 7 Lauderdale Road  
Lauderdale Parade, London, W9 1LU  
02078088544  
MaidaValeLettings@hamptons.co.uk  
www.hamptons.co.uk

# { 2 BEDROOM FLAT IN STRATHMORE COURT, PARK ROAD - EPC C

## The Property

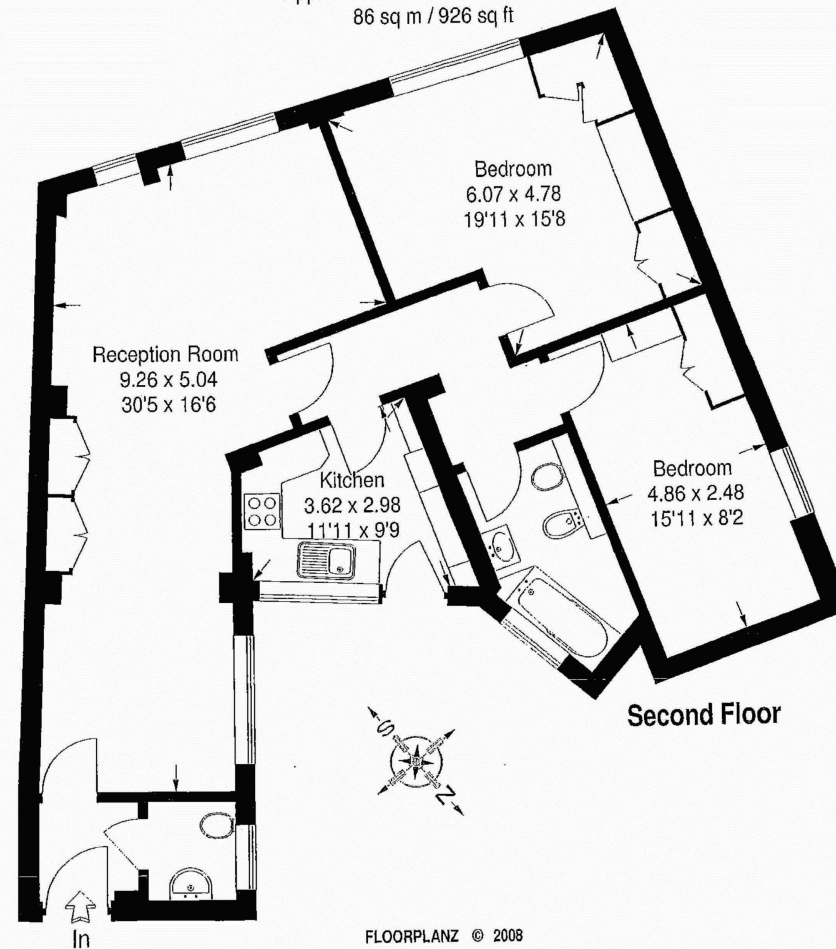
Pleased to offer this 916 sq ft, second floor, 2 bedroom, 1 bathroom apartment set within a ported building opposite Regents Park. This apartment is ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as the London Business School, University of Westminster and the Royal College of Physicians. Strathmore Court is located within a 10 minute walk from St John's Wood underground station (Jubilee Line) and Marylebone underground and overground station (Bakerloo and national railway). Lords Cricket Ground, along with the large variety of cafés, restaurants and boutique shops in St John's Wood are all easily accessible.

## Location

St John's Wood is a district of northwest London, in the City of Westminster, and on the northwest side of Regent's Park. It is about 2.5 miles (4 km) northwest of Charing Cross. Once part of the Great Middlesex Forest, it was later owned by the Knights of St John of Jerusalem. The boundaries of St. John's Wood are the Regent's Canal to the south, Maida Vale (Edgware Road) to the west, Boundary Road to the north and Avenue Rd/Primrose Hill Park to the east. St John's Wood is the location of Lord's Cricket Ground, home of Middlesex County Cricket Club and of the Marylebone Cricket Club (MCC), and the original headquarters of cricket. It is also famous for Abbey Road Studios and the street Abbey Road, where The Beatles recorded, notably the Abbey Road album, the cover of which features the band crossing the road.

## Flat 12, Strathmore Court, Park Road, NW8

Approximate Gross Internal Area :-  
86 sq m / 926 sq ft



FLOORPLANZ © 2008

01483 755510 Ref 38079

This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

### 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		
Most energy efficient - lower running costs	Current	Potential
100-100 A		
91-100 B		
81-91 C		
71-81 D	69	78
61-71 E		
51-61 F		
41-51 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Awaiting Photograph

Awaiting Photograph

Awaiting Photograph

Awaiting Photograph