

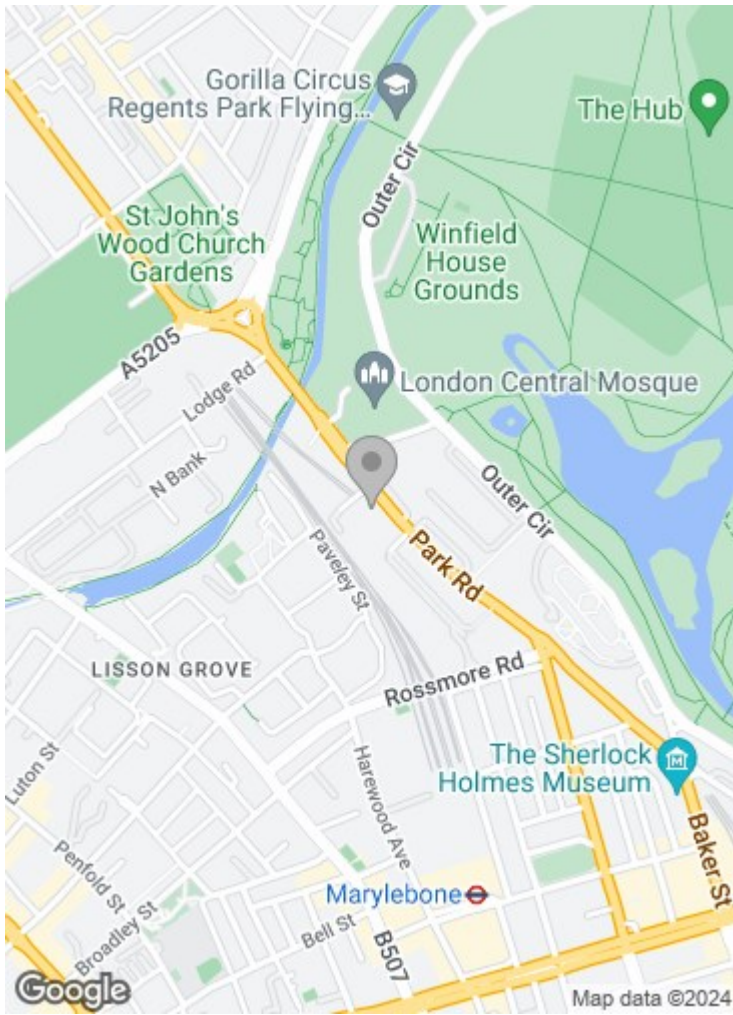


**Crown Court  
NW8 7JH**

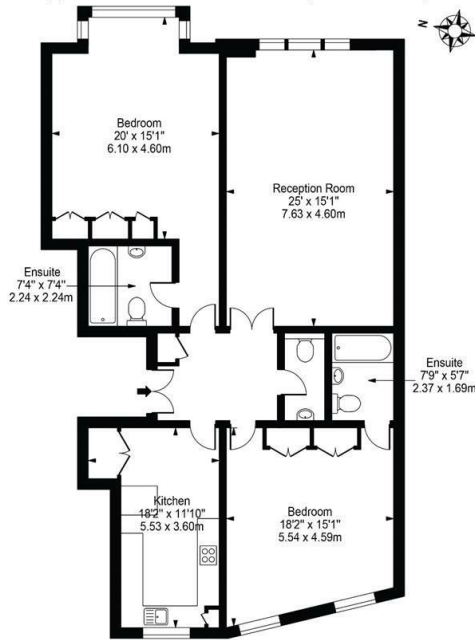
**£1,150 per week**

A spacious two bedroom/two bathroom apartment spanning approx 1400 sqft, set on the first floor within a private portered block in the heart of St. John's Wood. The flat comprises of two large en suite bedrooms with ample built in storage and a generous sized reception/dining room as well as an extra guest toilet. The separate eat-in kitchen is fully fitted with a dishwasher and washer/dryer. Some building amenities include 24 hour portorage and underground parking (available by separate negotiation).

Crown Court is conveniently located with only a few minutes' walk to Regent's Park and St. John's Wood High Street. It is also an approximately a 10-12 minute walk from both Baker Street and Marylebone stations.



Crown Court,  
Park Road, NW8 7JH  
Approx. Gross Internal Area 1389 Sq Ft - 129.06 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.

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
Energy Efficiency Rating: E	Environmental Impact (CO <sub>2</sub> ) Rating: D