



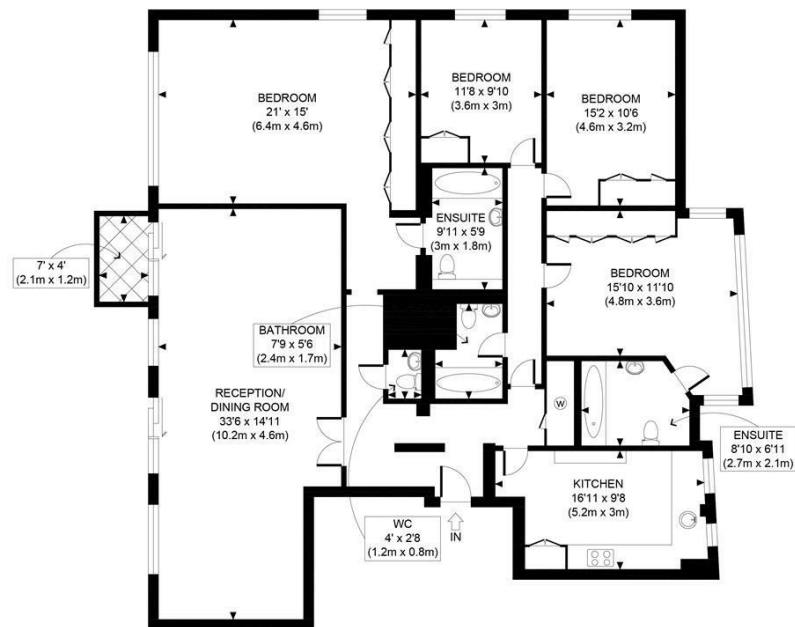
111 PARK ROAD NW8

£2,695,000
LEASEHOLD - SHARE OF FREEHOLD

A rare opportunity to acquire an impressive and beautifully proportioned four bedroom, three bathroom apartment situated in a popular portered building. This contemporary apartment provides spacious accommodation with a contemporary kitchen and large double reception room offering views of Regents Park. There are four double bedrooms all with fitted wardrobes and three bathrooms, two of which are en-suites. This prestige apartment benefits from a allocated parking space located under ground. In need of refurbishment.

The apartment is superbly located on Park Road, next to Regent's Park and within walking distance to St Johns Wood High Street and the shops, amenities and transportation of Baker Street.

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SEVENTH FLOOR
GROSS INTERNAL
FLOOR AREA 1926 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1926 SQ FT / 179 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Park Lome	
date	06/12/24
photoplan	



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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