



## PARK ROAD LONDON, NW8

£6,500 PER MONTH

A beautifully presented three-bedroom apartment available to let, offering over 1,800 sq ft of well-appointed lateral living space. Finished to an exceptional standard, the accommodation features a generous reception and dining area with direct access to a private balcony, a sleek contemporary kitchen with space for dining, a principal bedroom with fitted wardrobes and a luxurious en-suite bathroom, and two additional double bedrooms, each with their own en-suite.

Located on the second floor of a sought-after development directly opposite the open green spaces of Regent's Park, the property is conveniently situated within walking distance of both St John's Wood and Baker Street underground stations, as well as a range of local amenities.

Residents benefit from 24-hour porterage, lift access, and the option of secure underground parking (available by separate negotiation). The apartment has been newly redecorated and boasts features such as neutral interiors, air conditioning, and hardwood flooring throughout. Offered furnished and available immediately.

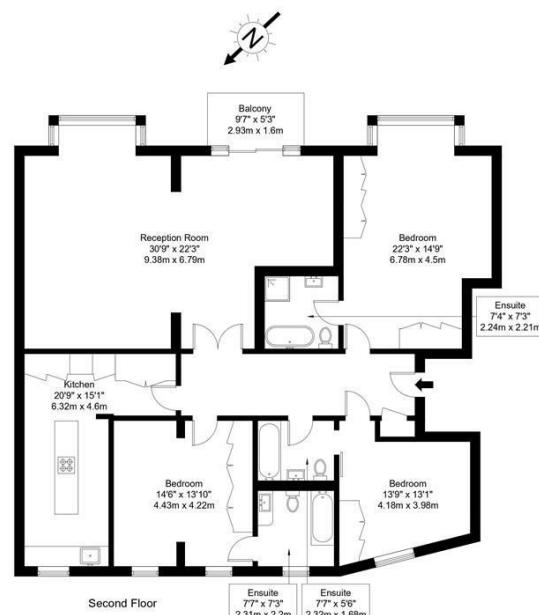
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## Park Road, NW8 7JH

Approx Gross Internal Area = 172 sq m / 1851 sq ft

Balcony = 4.7 sq m / 51 sq ft

Total = 176.7 sq m / 1902 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	
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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