



## NORTH GATE

Prince Albert Road NW8







A meticulously designed apartment on the fourth floor of North Gate in St John's Wood, offering breathtaking views over Regent's Park and the London skyline.



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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 133 years remaining

Ground rent: peppercorn

Service charge: £10,000 per annum \*

Guide Price: £4,995,000



The spacious and bright living area is perfect for both relaxation and entertainment, with large windows that provide plenty of natural light and offer an unobstructed view of the park. The modern kitchen is fully equipped with state-of-the-art appliances and has ample storage space, making it ideal for cooking and entertaining guests.

The three bedrooms are generously sized, with both the second bedroom and the principal bedroom featuring en-suite bathrooms. The principal bedroom also offers a dressing room, which could be used as an additional fourth bedroom or study.











The flat boasts fully integrated A/C and underfloor heating in the bathrooms, with steam-free mirrors. Herringbone oak floors in all reception areas, a Carrara marble bookmatched entrance floor, Murano lighting, and antique mirrors throughout the flat add elegance and charm. The apartment also features a Wi-Fi Sonos sound system with loudspeakers in all reception and kitchen areas, automated gas fireplaces, smart TVs with integrated Sky systems in all rooms, double-glazed windows, a Carrara principal marble bathroom, security doors, an alarm system, and fast Hyperoptic Wi-Fi throughout.

In addition, there is a 24-hour concierge service and first-come, first-served gated parking.

Located in the highly sought-after St John's Wood area, this property is ideally situated close to local amenities, shops, and restaurants, with excellent transport links to Central London.

\*Please note that we have been unable to confirm the date of the next review for the service charge. You should ensure that you or your advisors make your own enquiries







North Gate is ideally located in the heart of St John's Wood, offering easy access to the vibrant shops, restaurants, and amenities of St John's Wood High Street. The area is renowned for its charming, tree-lined streets and upscale atmosphere, providing a perfect blend of convenience and tranquillity. With St John's Wood Underground Station nearby, offering direct access to the Jubilee line, residents benefit from excellent transport links to the heart of Central London and beyond. Whether you're seeking fine dining, boutique shopping, or green spaces like the nearby Regent's Park, North Gate offers an exceptional lifestyle in one of London's most desirable neighborhoods.



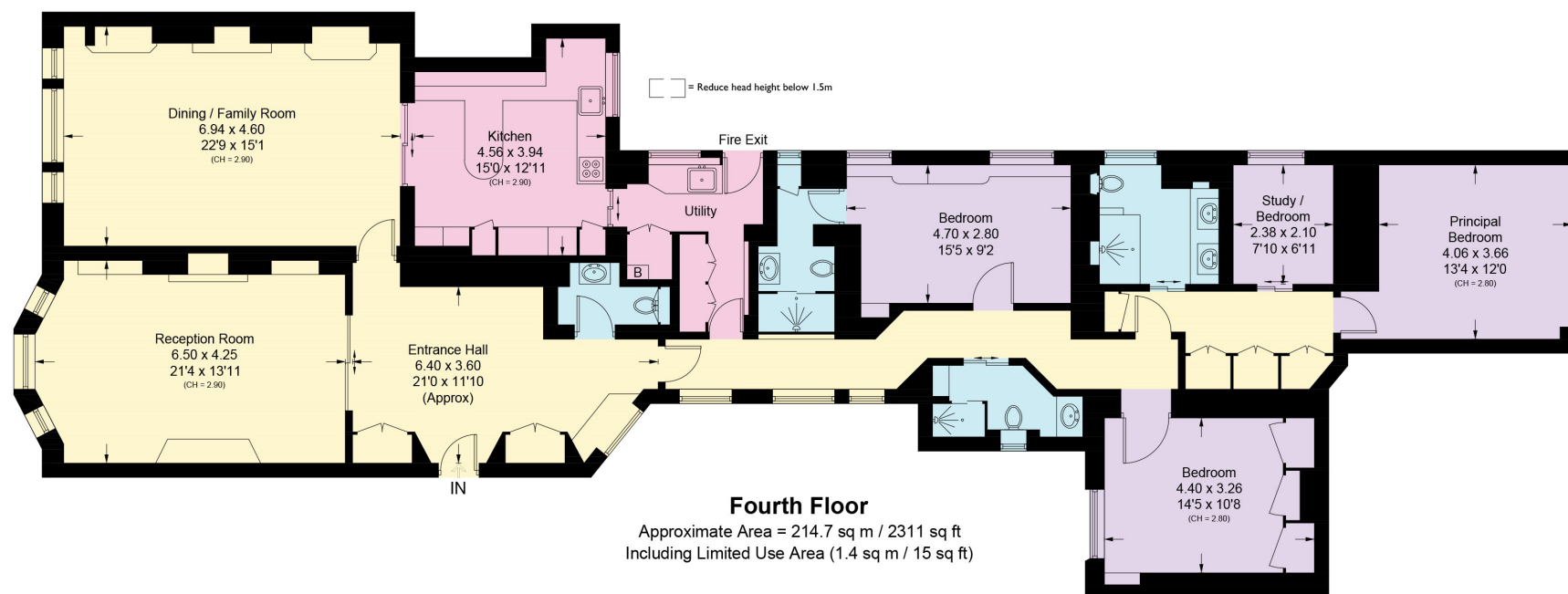












Approximate Gross Internal Area = 214.7sq m / 2311 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





We would be delighted  
to tell you more.

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