



PARK ROAD

St John's Wood NW8



A TWO BEDROOM SEVENTH-FLOOR FLAT IN PARK ROAD NW8

Offering stunning views, 125 Park Road is a well-maintained, iconic Grade II listed building located just opposite the Hanover Gate entrance to Regent's Park. Further benefits include a lift, a porter, and allocated parking.

			EPC
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			Grade II listed

Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold with approximately 956 years remaining

Ground rent: A peppercorn

Service charge: Approximately £6,000 per annum (includes heating and hot water), reviewed annually. The next review is due in 2026.

Asking Price: £950,000



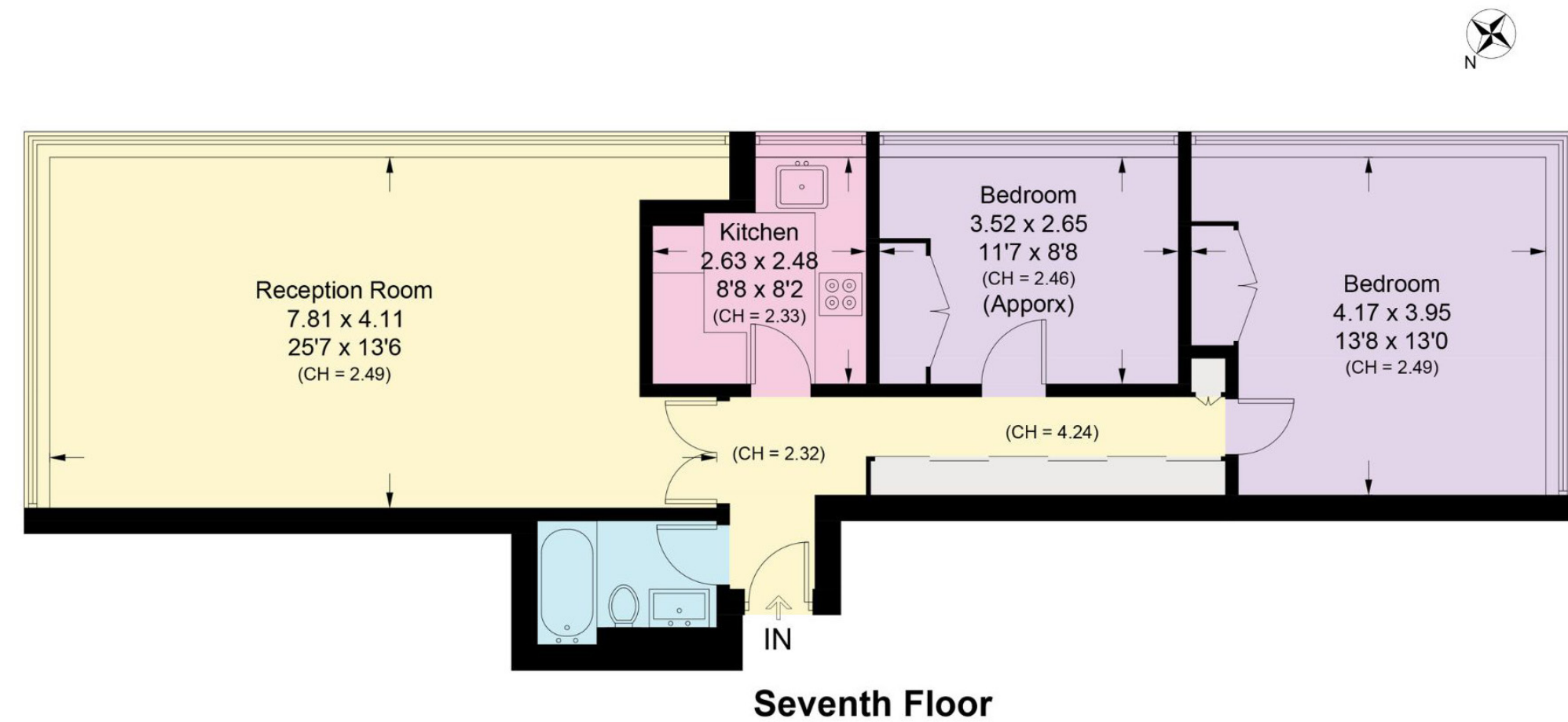
PARK ROAD, ST JOHN'S WOOD NW8

Ideally located for the green spaces of Regent's Park, Primrose Hill, and London Zoo. Local attractions include the Abbey Road studios, made famous by the Beatles and Lord's Cricket Ground. The American School in Loudoun Road is very popular, with many executives relocating to London with their families.

St John's Wood offers a plethora of shops, restaurants and boutiques on St John's Wood High Street (0.5 miles). It also has excellent transport links to the West End and City, with St John's Wood Underground Station (Jubilee Line) within 0.6 miles and Baker Street Underground Station (Jubilee, Metropolitan, Bakerloo, Circle, Hammersmith and City Lines) within 0.5 miles.

*We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.





Approximate Gross Internal Area = 74.8 sq m / 805 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.

Tim Perks

+44 20 7871 5065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

knightfrank.co.uk

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