

Prince Regent Court, Avenue Road NW8



Prince Regent Court, Avenue Road **NW8**

A three bedroom, two bathroom apartment with a terrace in NW8.

This exceptional lateral apartment benefits from its own private terrace and is set within a popular building moments from Regents Park. The flat is in good condition throughout and consists of a large entertaining space, two large bedrooms with en suite, along with a smaller third bedroom and guest WC. The building has 24-hour portage and a secure designated underground parking space.



Asking price: £2,950,000

Tenure: Leasehold: approximately 957 years remaining

Service charge: £14,681.60 per annum, reviewed annually, next review due 31st March 2025

Ground rent: *

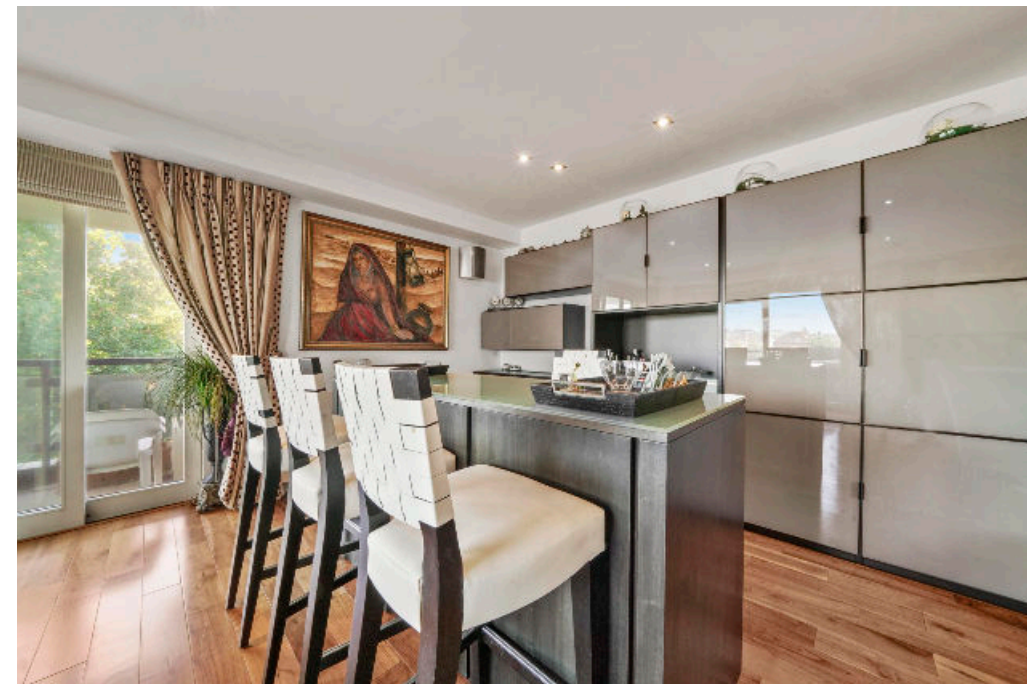
Local authority: City of Westminster

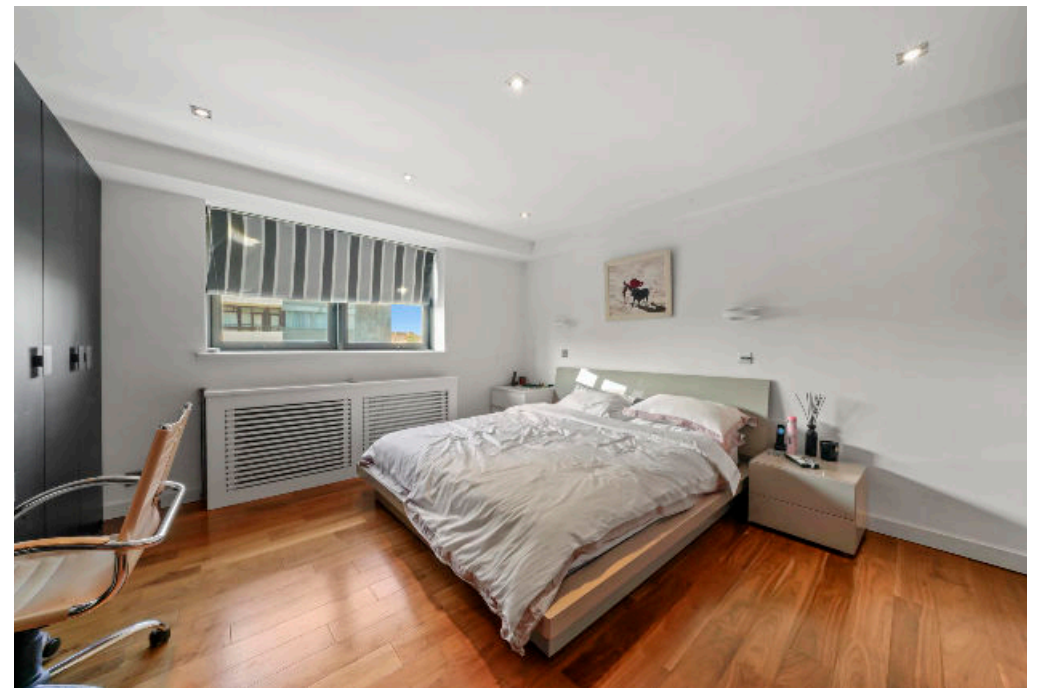
Council tax band: H

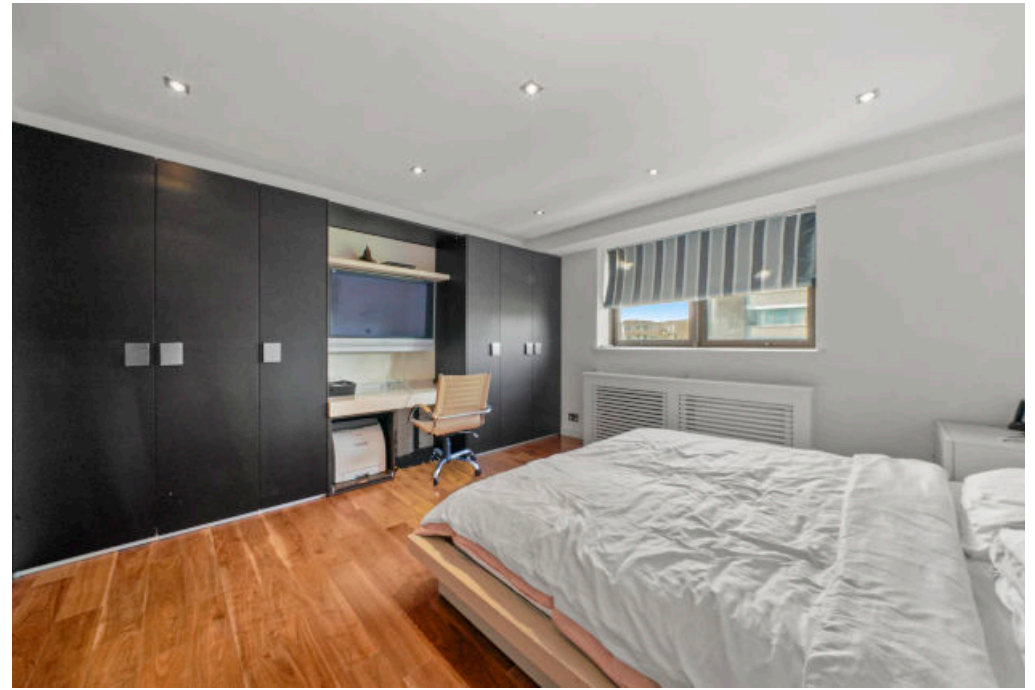
*Please note that we have been unable to confirm the ground rent value and next review date. You should ensure that you or your advisors make your own inquiries.

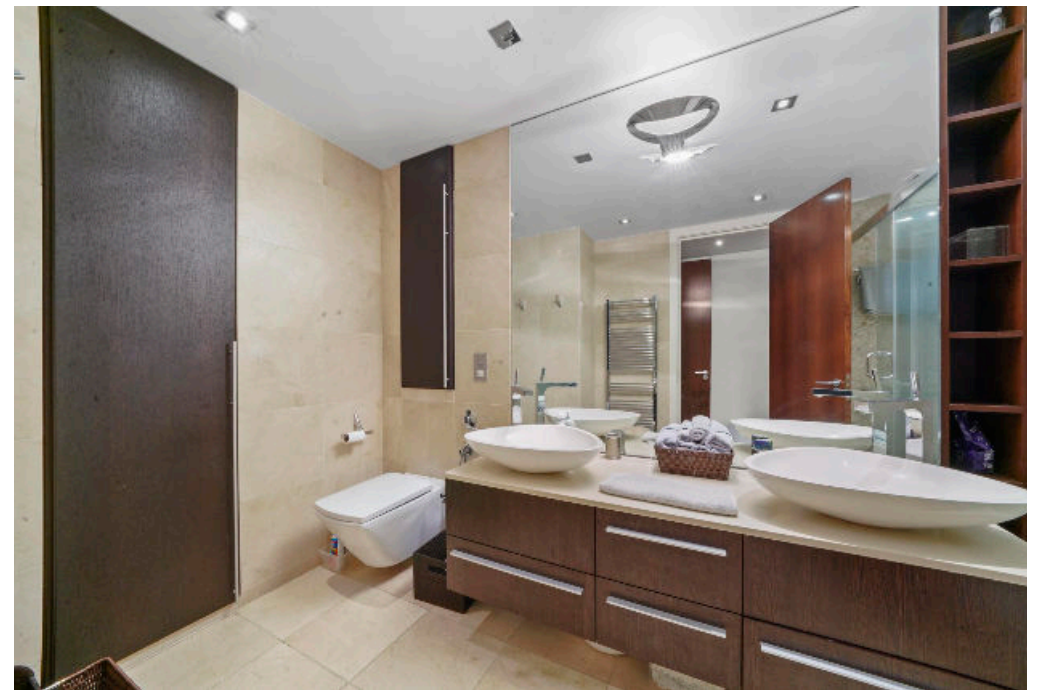
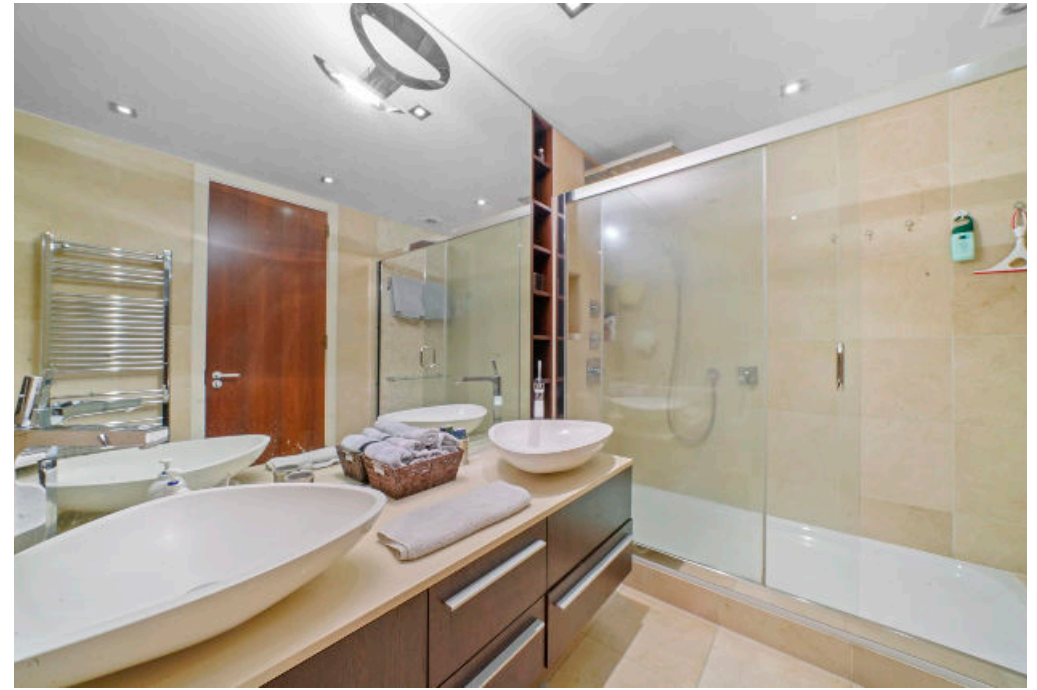
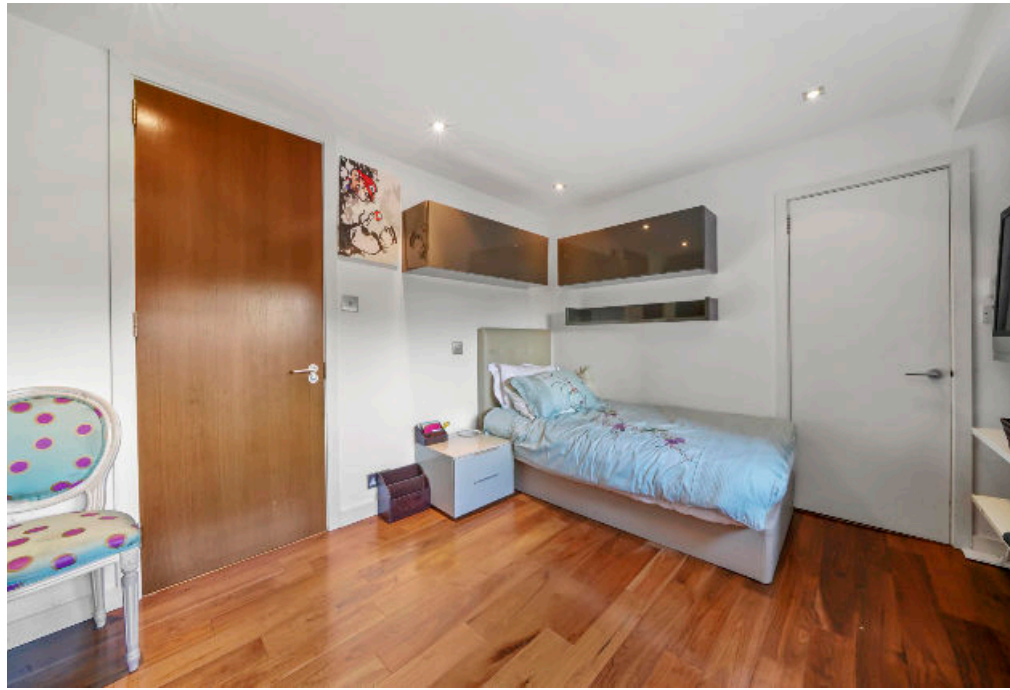
Location description

Prince Regent Court is superbly located on one of London's most prestigious roads. It is close to the open spaces of both Primrose Hill and Regent's Park, situated on the eastern side of Avenue Road, adjacent to the western edge of Primrose Hill. The property is ideally located for the local amenities of St John's Wood High Street (0.6 miles walk), Primrose Hill (0.8 miles walk) and Regent's Park (0.5 miles walk), where one can find an abundance of shops, cafes, restaurants and green spaces. Mayfair is 12 minute drive from where one can find some of London's finest shops and restaurants. There are many independent schools in the surrounding area that are easily accessed, including The American School in London, which is 9 minute walk (0.4 miles). All distances and times are approximate.



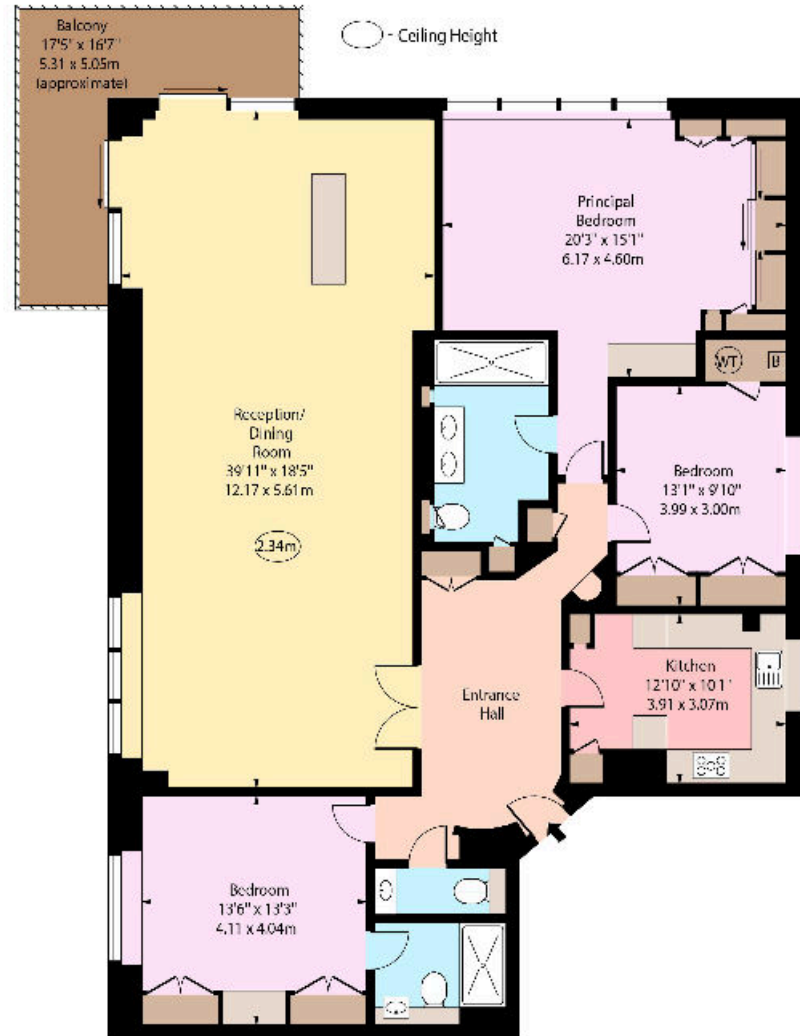












Prince Regent Court, Avenue Road, St John's Wood, NW8

Fourth Floor
Approx Gross Internal Area 1820 SqFt - 169.08 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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