



Park Road, London NW8

£4,311 Per Month

We are pleased to offer this 916 sq ft, second floor, 2 bedroom, 1 bathroom apartment set within a ported building opposite Regents Park. This apartment is ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as the London Business School, University of Westminster and the Royal College of Physicians. Strathmore Court is located within a 10 minute walk from St John's Wood underground station (Jubilee Line) and Marylebone underground and overground station (Bakerloo and national railway). Lords Cricket Ground, along with the large variety of cafés, restaurants and boutique shops in St John's Wood are all easily accessible.

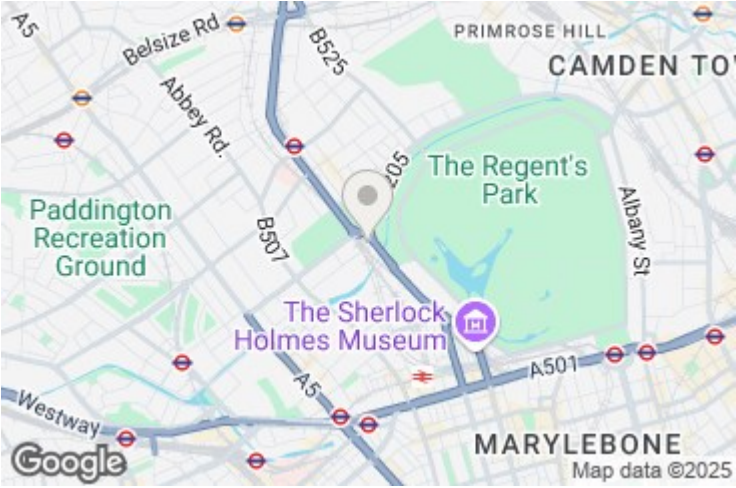
Holding Deposit= £995 (1 week's rent- this is taken off the total security deposit)

Security Deposit= £3,316.67 (1 calendar month's rent, less holding deposit)

Council Tax band- F

EPC rating- C

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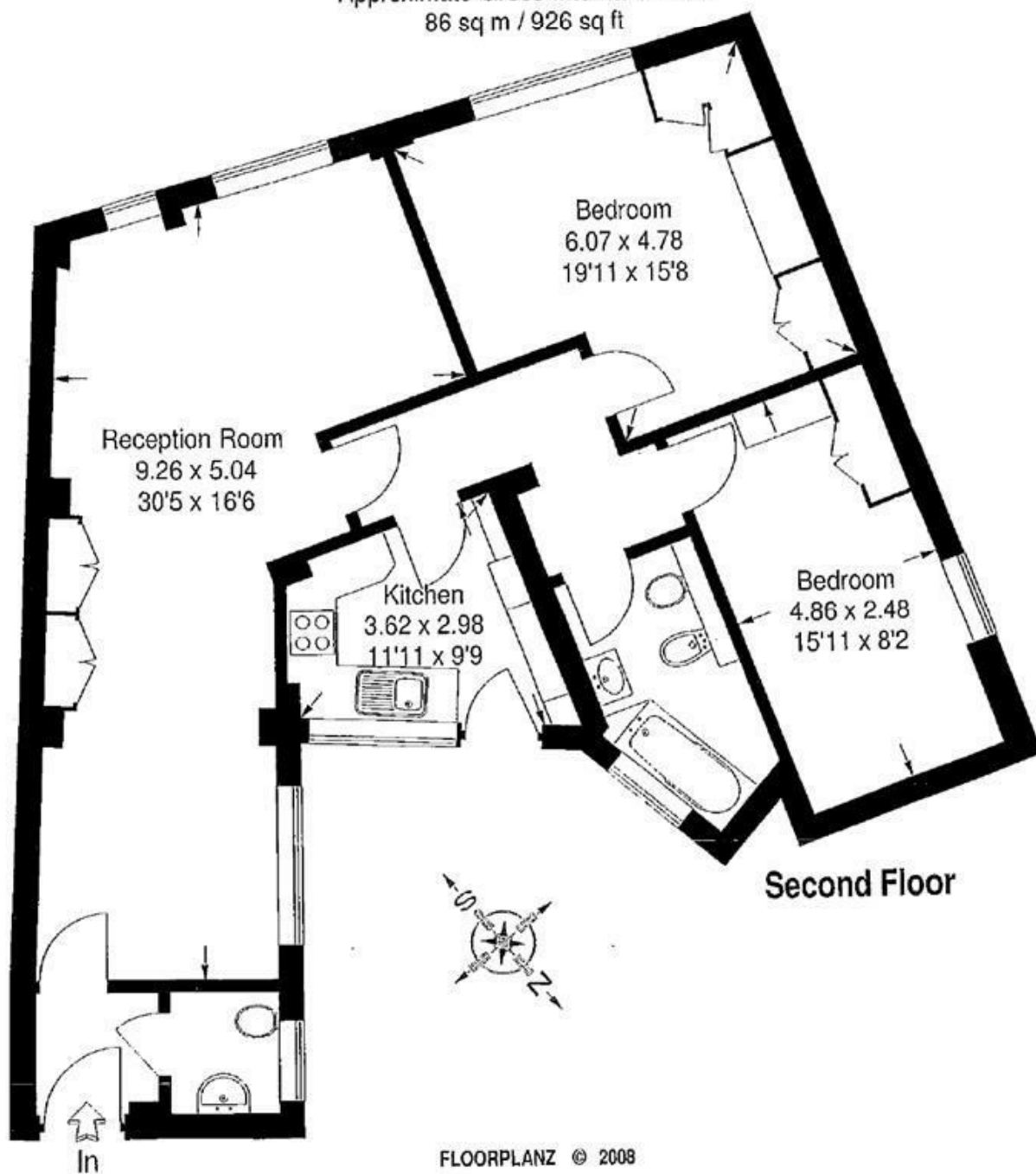


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Flat 12, Strathmore Court, Park Road, NW8

Approximate Gross Internal Area :-
86 sq m / 926 sq ft



This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

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Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimetres), 1m (one meter) = 3.29'(feet)