







## KEY FEATURES

- 24-Hour Porter
- Underfloor Heating
- Lift Access
- Parking Available

Situated on the first floor with generous entertaining space, three double bedroom suites. The flat is well-positioned within this prestigious and highly sought-after building.

North Gate benefits from a 24-hour uniformed portorage, a passenger lift to all floors, and a private driveway offering first come first served parking for residents as well as providing charging points for electric vehicles.

The apartment has been meticulously finished to a high standard to include a full air conditioning system throughout the apartment alongside underfloor heating and Porta Romana lighting accessed via a fully automated Creston system.



3 BEDROOM



3 BATHROOM









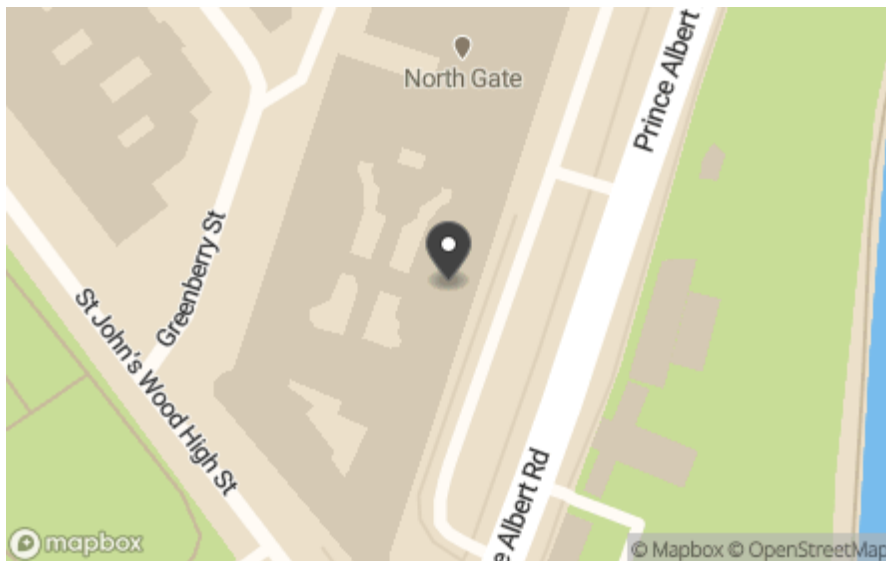


## ACCOMMODATION

Entrance Hall  
Kitchen & Breakfast Room  
Reception Room  
Guest Cloakroom  
Principal Ensuite Bedroom  
Further Two Ensuite Bedrooms

## LOCATION

Located opposite Regents Park, North Gate is a secure, iconic building occupying an imposing corner position conveniently situated at the southern end of St John's Wood High Street and Prince Albert Road, within close proximity to St John's Wood Underground Station (Jubilee line).







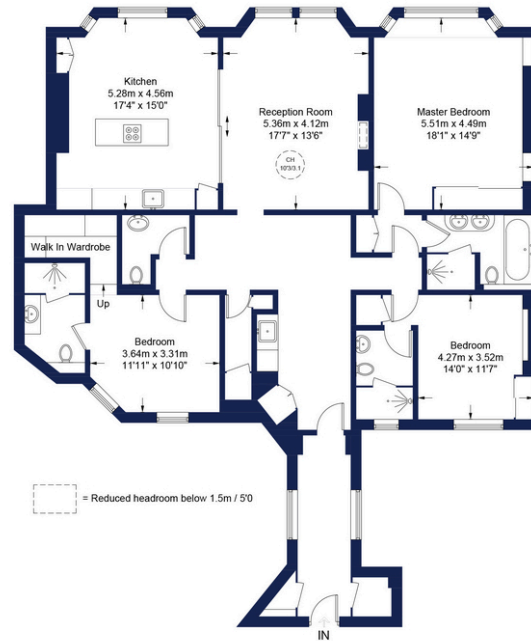


## Prince Albert Road, NW8

Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft  
(Excluding Reduced Headroom)

Reduced Headroom = 0.2 sq m / 2 sq ft

Total = 159.1 sq m / 1712 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. (ID763634)

**BEAUCHAMP  
ESTATES**

### TERMS

Price: £3,200,000

Tenure: Leasehold

Council Tax Band: H

Viewing: By appointment only

**BEAUCHAMP  
ESTATES**

80 St Johns Wood High Street,  
London, NW8 7SH

[sjw@beauchampstates.com](mailto:sjw@beauchampstates.com)

020 7722 9793

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC	

