



THE AVENUE  
REAL ESTATE GROUP



# Five Star Features

- A stunning penthouse with views of Regent's Park and the London Skyline. Viceroy Court is regarded as one of the most prestigious apartment blocks on Prince Albert Road in St John's Wood and this 3-bedroomed flat enjoys spectacular views.
- Situated on the top floor, across the road from the park and Regent's Park Canal, it is centrally located but also has the feel of being in the country, with many great amenities close by and only a few minutes away from the West End.
- Aside from the great location and views, Viceroy Court offers 24hrs a day uniformed porter, modern recently refurbished communal areas, lifts, a large communal roof terrace with incredible panoramic views of the London skyline and an off-road forecourt with a manicured garden.
- The flat itself has 3 well-proportioned bedrooms with 3 en-suite bath/shower rooms. A large double front facing reception area, with the addition of a balcony facing Regent's Park, enjoys an abundance of natural light – the perfect place to entertain guests with cocktails at sunset or enjoy a morning coffee at sunrise. The flat is complemented by beautiful wooden flooring throughout and it has a good size separate kitchen.









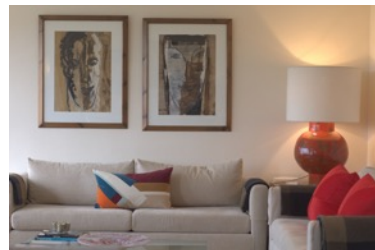
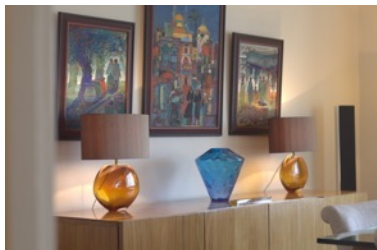


# Penthouse

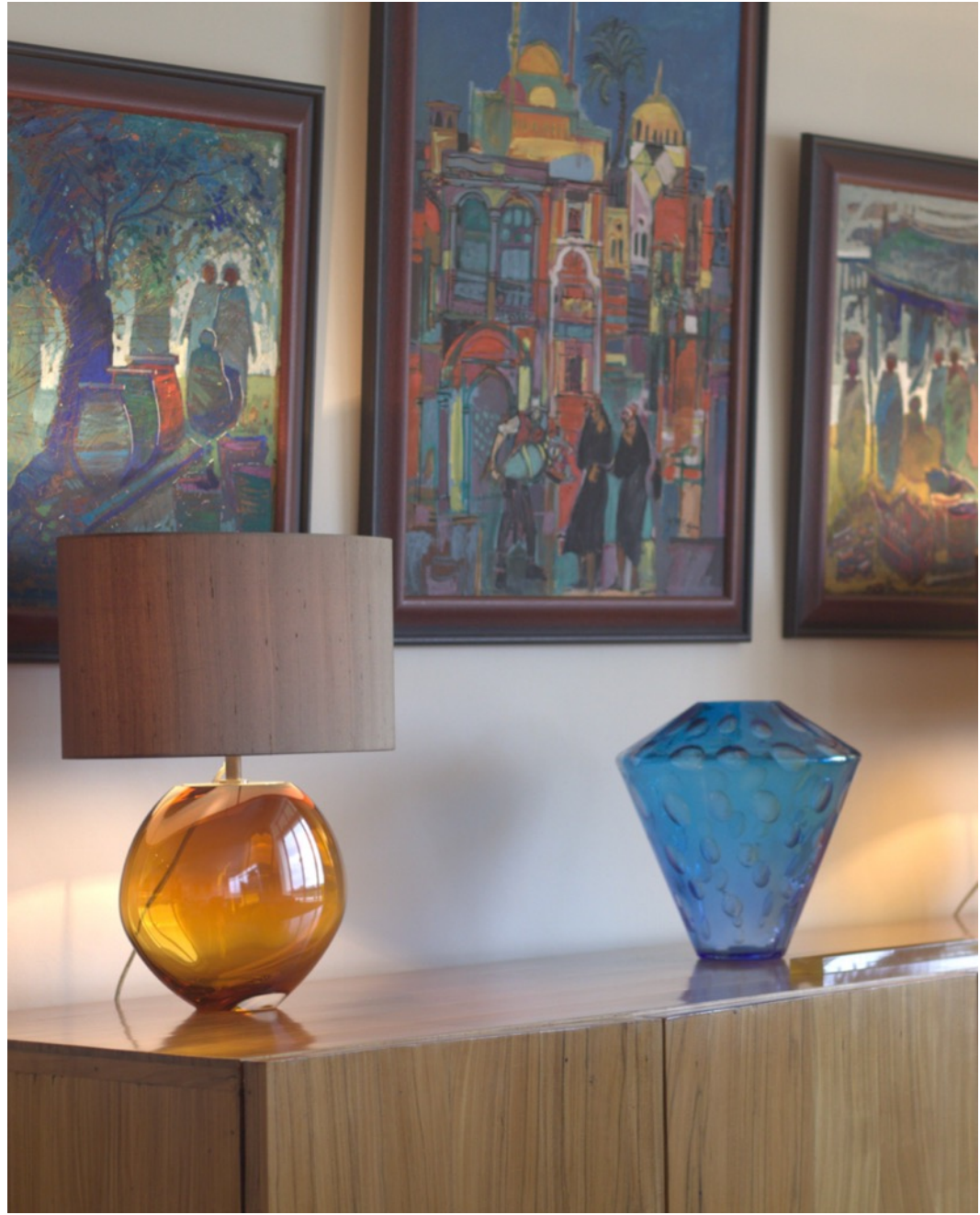
All-in-all St John's Wood offers park life with city living, it's away from central London and yet it's close by. It's perfect for families with all the great amenities accessible and near them to enjoy bringing up children, but also ideal for those of any age tired of the urban rat-race but who don't want to give up the London buzz.

St. John's Wood has everything anyone might need literally on the doorstep! Aside from the park, the canal, Primrose Hill and London Zoo. St. John's Wood High Street has plenty of high-end shops, independent boutiques, cafes, restaurants including The Ivy and Corbin and King's Soutine, plus a world-class delicatessen.

Primrose Hill and Regent's Park Road are close by and they are also popular with numerous shops, cafes and restaurants adding a more bohemian vibe to this unique area. Additionally for cricket lovers the famous epicentre of the game Lord's Cricket Ground is literally up the road and for art's lovers, Regent's Park Open Air Theatre and Hampstead Theatre are very near with regular original and ground-breaking productions.











# Master Suite

The master suite can easily compete against any 5-star hotel suite. Providing a lavish bathroom with upscale features.

The Rooms have magnificent views over Regents park, where in a sunny summers day you will wake up with the glorious golden sky and the gorgeous views of London.









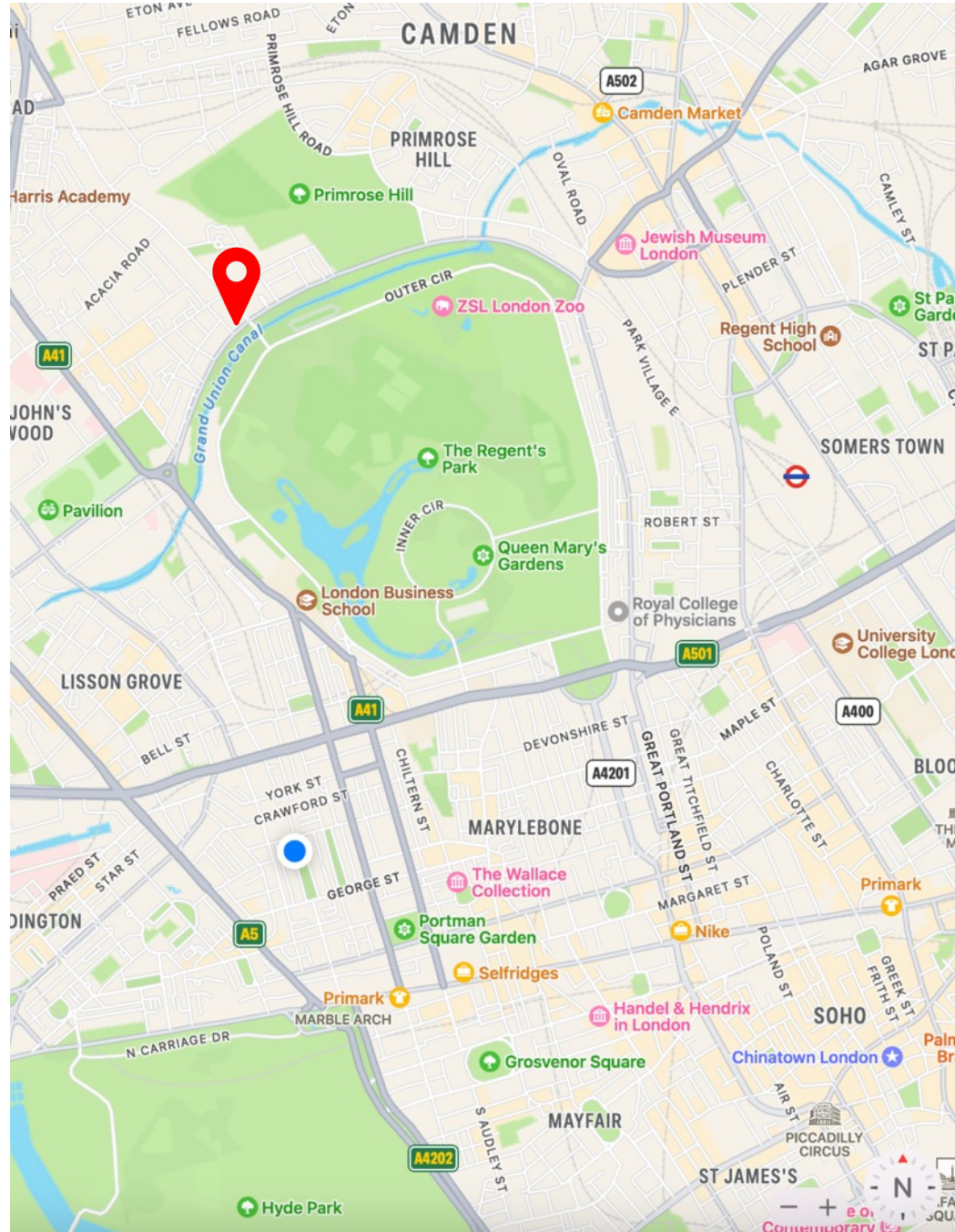
# Location

Situated in one of the most desirable locations in London & most prime locations within St John's Wood. The Viceroy Penthouse, is surrounded by a wealth of popular local shops, cafes, bars and restaurants, all within minutes walk.

Most Importantly, the property has the most outstanding views of Regents Park

## Amenities

	Prince Albert Road	1 Minutes
	St Johns Wood	5 Minutes
	Regents Park	1 Minutes
	Primrose Hill	5 Minutes
	High Street	5 Minutes




# Contact



Jorge Gorroño

 [Jorge@T-Avenue.com](mailto:Jorge@T-Avenue.com)

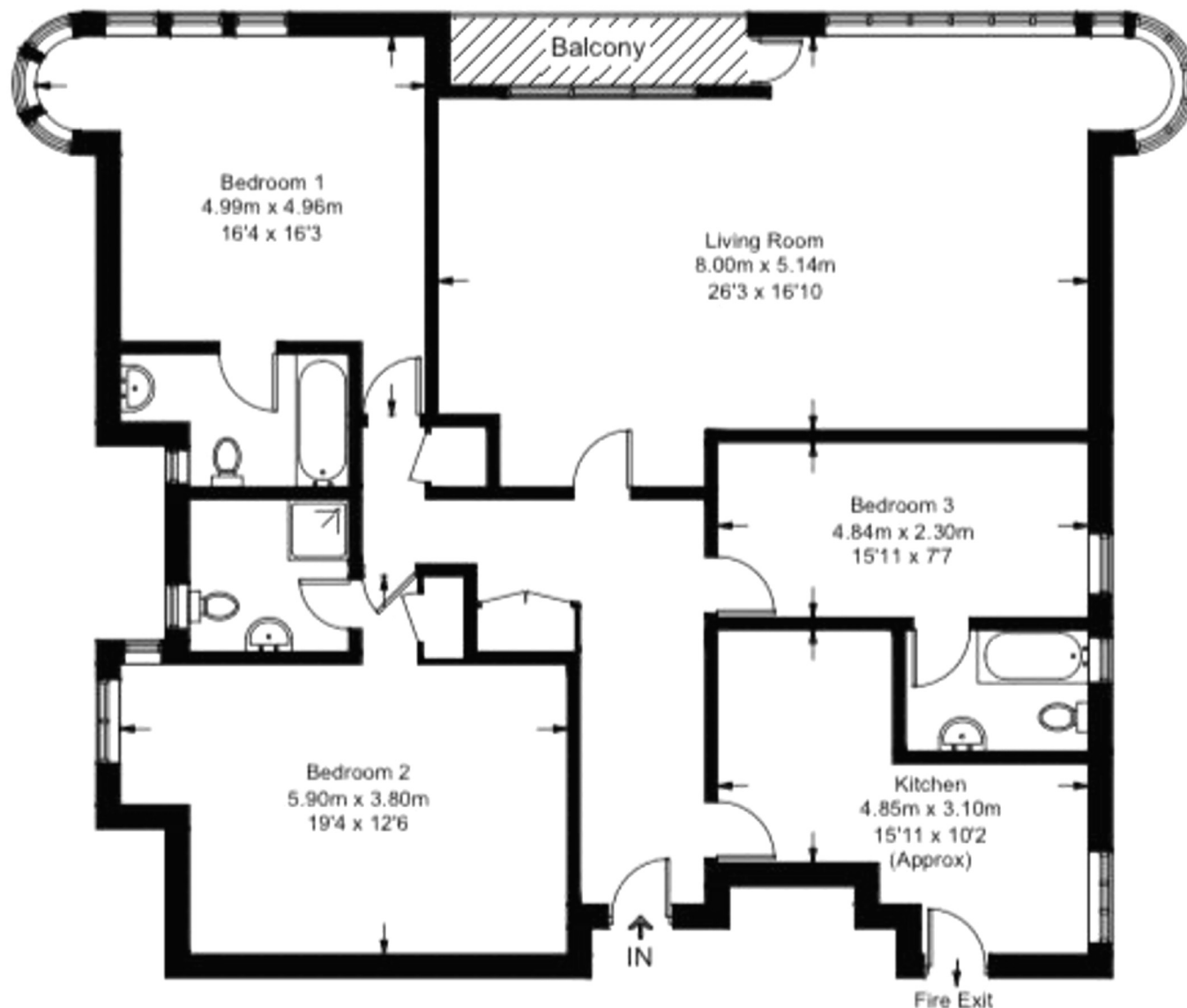
 +44 (0) 7494705838

 [www.t-avenue.com](http://www.t-avenue.com)



THE AVENUE  
REAL ESTATE GROUP

Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft



85 Great Portland Street, W1W 7LT