



Kings Court Prince Albert Road,  
St Johns Wood, NW8

Guide Price £3,000,000, Leasehold

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## Description

A well presented three double bedroom lateral apartment set on the fourth floor of this modern style portered building providing magnificent views over Regent's Park.

Kings Court occupies an imposing corner position located on the prestigious Prince Albert Road at the junction with Ormonde Terrace. The building is ideally located for the green open spaces of Primrose Hill and Regent's Park, with the shopping and transport facilities of St John's Wood also close by, approximately 0.6 miles away, as well as the fashionable shops, cafes and bistro pubs in Primrose Hill, approximately 0.3 miles away.

Entrance Hall : Reception Room : Fitted Kitchen : 3 Bedrooms : 3 Bathroom (1 Ensuite) :  
Magnificent park views : 4TH Floor : Lift : Day Time Porter : EPC C

## Key Features

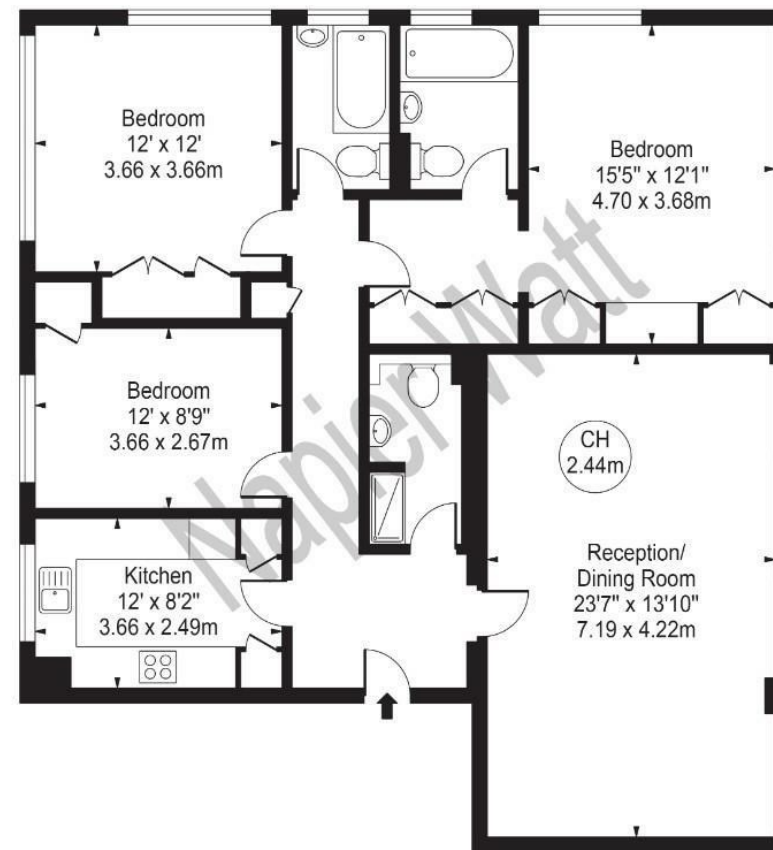
- 4TH FLOOR WITH LIFT
- STUNNING VIEWS OVER REGENTS PARK
- ADJACENT TO PRIMROSE HILL
- DAY PORTER
- 3 BATHROOMS

## Terms

Leasehold : 130 years  
Service Charge : Approx £8,150 pa  
Ground Rent £120 pa  
Council Tax Band G Westminster  
EPC C

## Kings Court

Approx. Gross Internal Area 1260 Sq Ft - 117.06 Sq M



### Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.