



## Prince Albert Road, St Johns Wood NW8 £1,350,000 Subject to contract

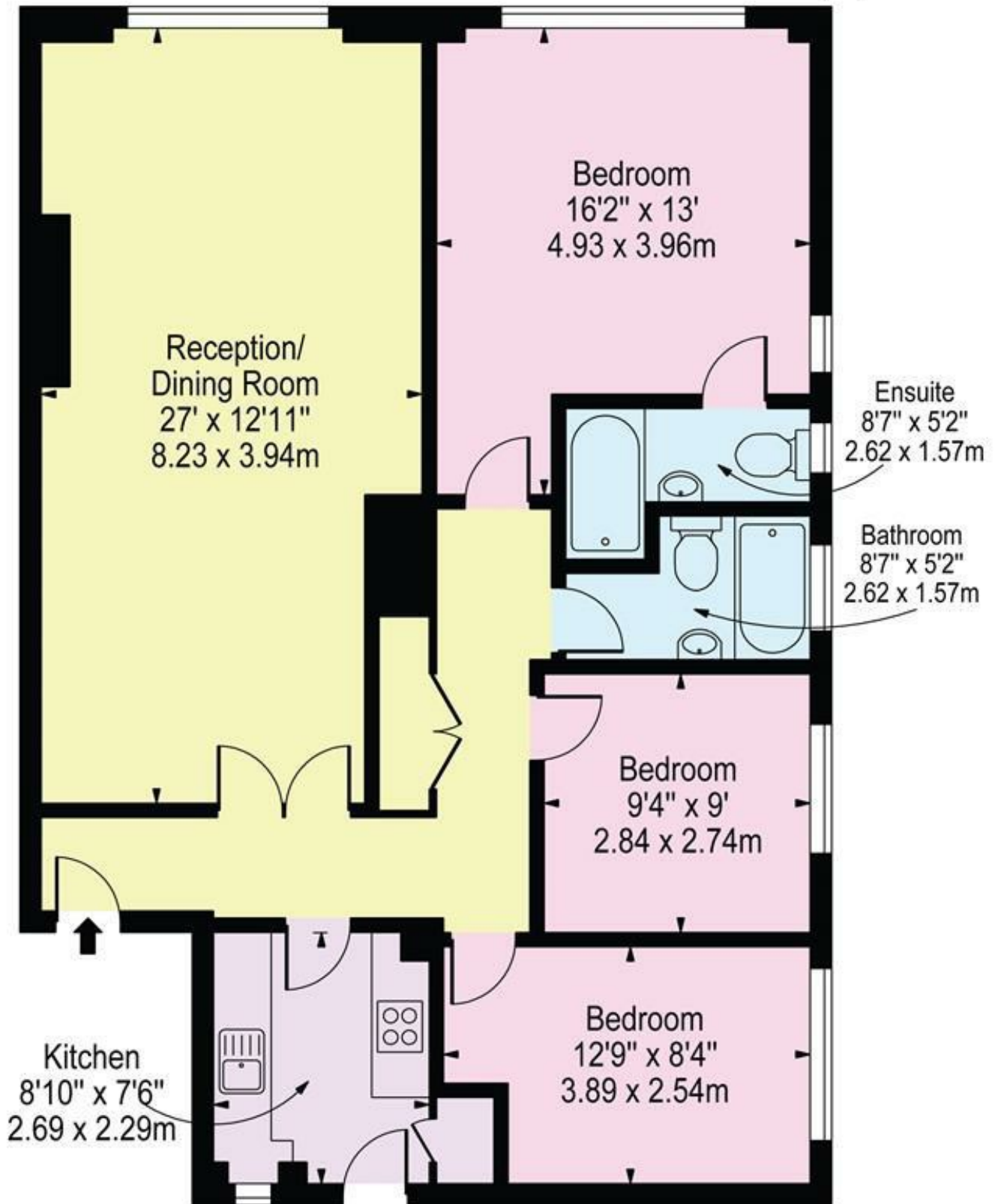
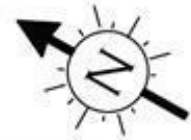
A great opportunity to live opposite Regents Park and moments from the shops, bars and restaurants on St Johns Wood high street.

The accommodation is situated on the first floor and comprises a bright and spacious 27 ft reception room, separate fully fitted kitchen, principal bedroom with en-suite bathroom, two further bedrooms and family bathroom. Benefits include a passenger lift, communal heating and hot water and portering. Off street parking is available to rent by separate negotiation.

St James's Close is enviably located close to the amenities of St John's Wood High Street, St John's Wood Underground Station (Jubilee Line) and the open spaces of both Regent's Park and Primrose Hill.



# St. James Close, NW8



First Floor

Approx. Gross Internal Area **1018 Sq Ft - 94.58 Sq M**

For Illustration Purposes Only - Not To Scale

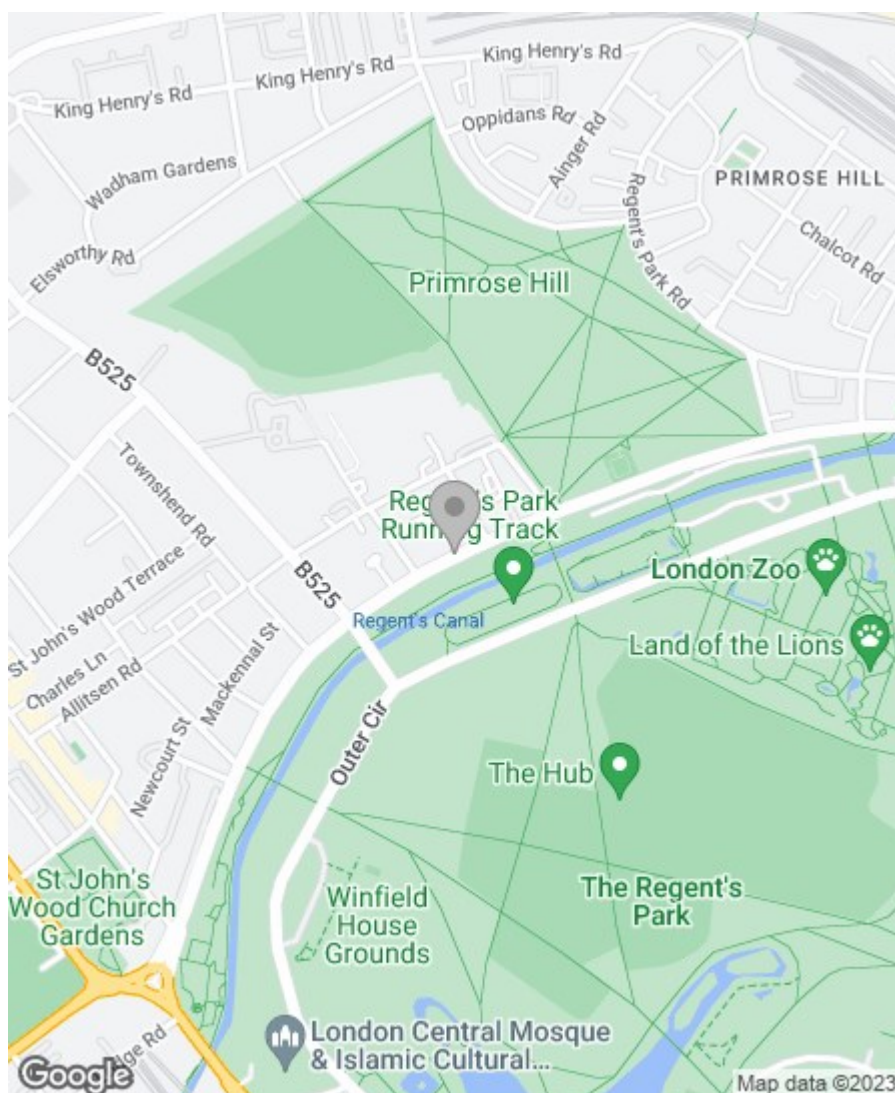
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

## Property Overview

<b>Location</b>	St Johns Wood, NW8
<b>Price</b>	Asking Price £1,350,000
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Westminster
<b>Tax Band</b>	G
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £5,000 per annum
<b>Term</b>	Leasehold - 01/04/1999 to 01/04/2125

## Key Features

- 27ft Reception Room
- Separate Fitted Kitchen
- Principal Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Wooden Floors
- Porterage
- Opposite Regents Park
- Passenger Lift
- Communal Heating & Hot Water



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>80</b>	<b>84</b>

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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