



Park Road, St John's Wood, NW8 £2,639 Per Month Furnished

This 619 sq ft ground floor one bedroom apartment is perfectly located within a ported building opposite Regents Park.

The apartment comprises a large double bedroom, a bright and spacious reception room with a separate modern fitted kitchen.

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.





**STRATHMORE COURT
PARK ROAD NW8**

Ground Floor

Approx Gross Internal Area*

619 Sq Ft - 57.51 Sq M

Surveyed and Drawn By

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* As Defined by RICS - Code of Measuring Practice

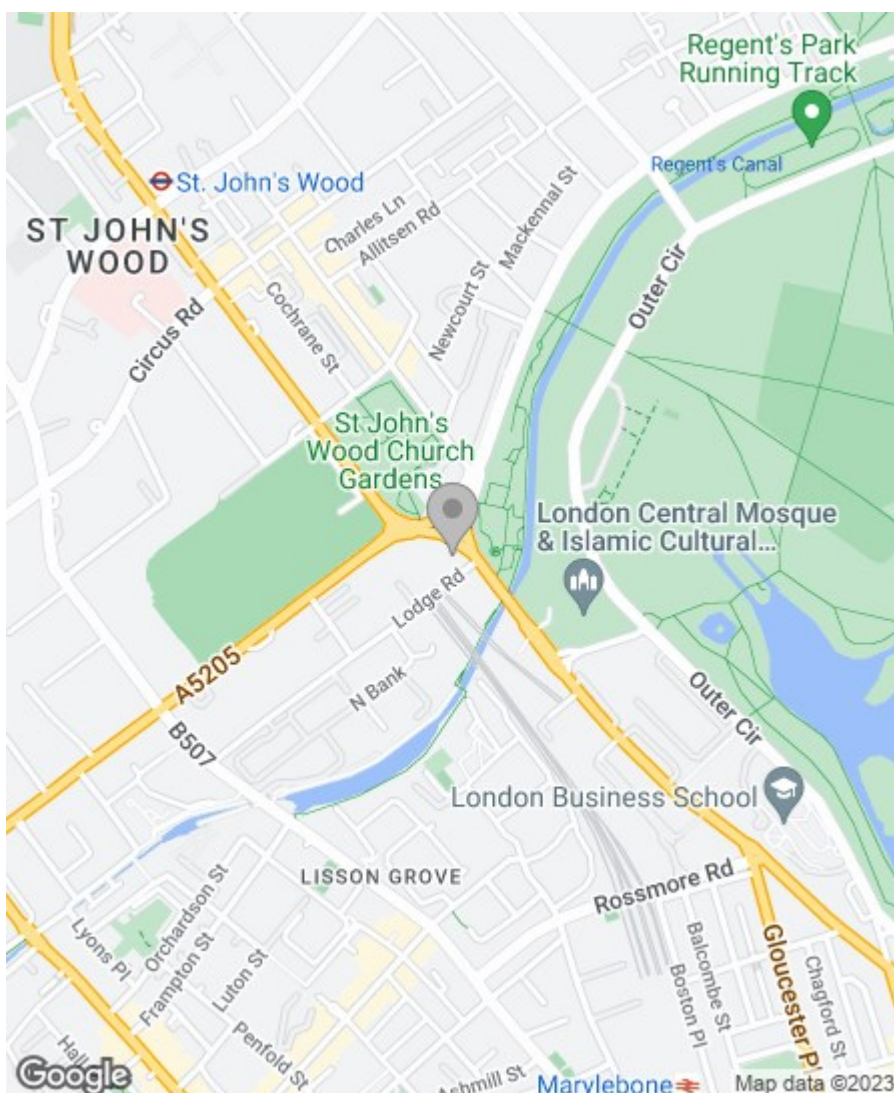
Illustration For Identification Purposes Only. Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

Property Overview

| | |
|------------|-------------------|
| Location | Regents Park, NW8 |
| Price | £2,639 Per Month |
| Bedrooms | 1 |
| Bathrooms | 1 |
| Receptions | 1 |
| Council | Westminster |
| Tax Band | D |
| Furnishing | Furnished |

Key Features

- Portered Block
- Modern
- Close to Lord's Cricket Ground
- Close to Regent's Park
- Close to Primrose Hill
- Close to Local Transport Links
- Baker Street close
- Available NOW



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 | | |
| | 67 | 83 |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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
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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any 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 and cannot 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) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

