



North Gate

Prince Albert Road, NW8

Guide Price £4,695,000

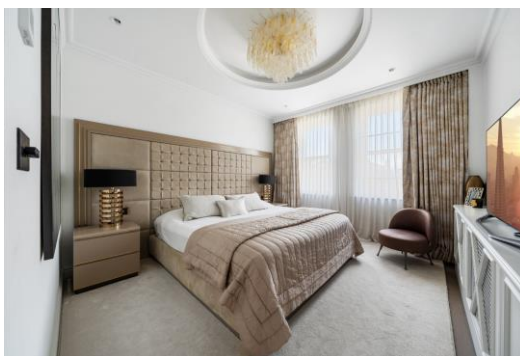
Joint Sole Agent. A meticulously designed 3/4 bedroom apartment on the 4th floor of North Gate in St John's Wood, offering breath-taking views over Regent's Park and the London skyline. The spacious and bright living area is perfect for both relaxation and entertainment, with large windows that provide an abundance of natural light with unobstructed views of the park. The modern kitchen is fully equipped with state-of-the-art appliances and has ample storage space, making it ideal for cooking and entertaining guests.

The three main bedrooms are generously sized, with both the second bedroom and the principal bedroom featuring en suite bathrooms. The principal bedroom also offers a dressing room, which could be used as an additional fourth bedroom or study. The apartment boasts fully integrated A/C and underfloor heating in the bathrooms, with steam-free mirrors, herringbone oak floors in all reception areas, a Carrara marble book matched entrance floor, Murano lighting, and antique mirrors throughout the property add elegance and charm.

The property also features a Wi-Fi Sonos sound system with speakers in all reception and kitchen areas, automated gas fireplaces, smart TV's with integrated Sky systems in all rooms, double-glazed windows, a Carrara principal marble bathroom, security doors, an alarm system, and fast Hyperoptic Wi-Fi throughout. In addition, there is a 24-hour concierge service and first-come, first-served gated parking.

North Gate is located in the highly sought-after St John's Wood area and is situated close to local amenities, shops, and restaurants, with excellent transport links to Central London.

CHESTERTONS



North Gate

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- 3/4 Bedroom Luxury Apartment
- Long Leasehold
- 2,311 sq. ft.
- Superb Condition
- 24 Hour Porter
- Views of Regent's Park



Tenure: Leasehold
Service Charge: £18,000pa
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: H

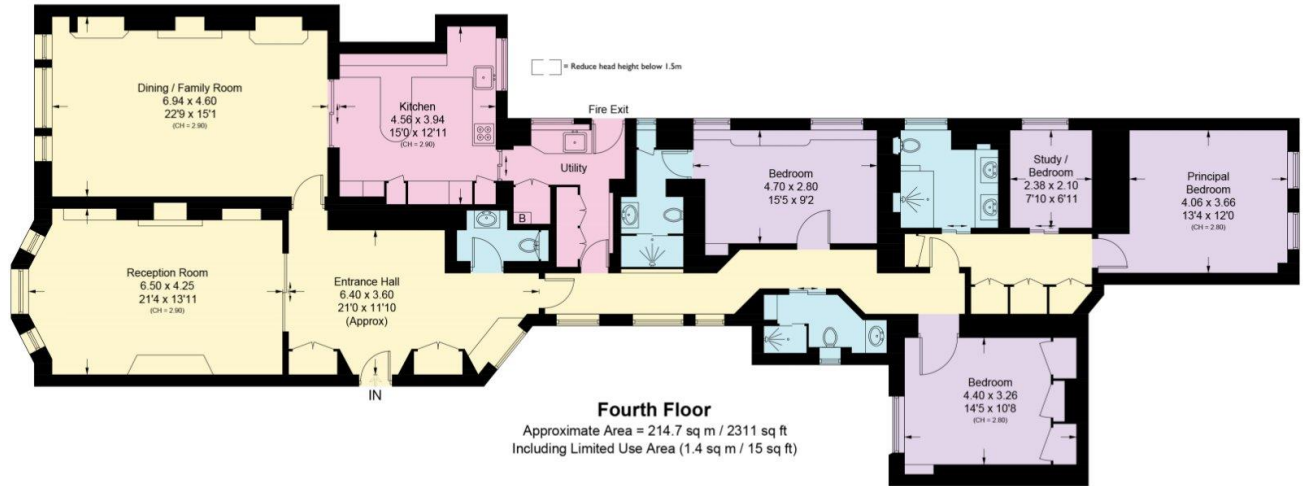
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons St John's Wood Sales

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Approximate Area = 214.7 sq m / 2311 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

