



# Prince Albert Road

St John's Woods, NW8

£3,750 per month  
(£865.38 per week)

A large two bedroom sixth floor apartment in a secure portered block opposite Regents Park with two bathrooms (one en-suite).



# Prince Albert Road

## St John's Woods, NW8

- Sixth Floor Flat
- 2 Bedrooms, 2 Bathrooms
- Lift, Porter
- Opposite Regents Park



A large two bedroom sixth floor apartment in a secure portered block opposite Regents Park with two bathrooms (one en-suite).

The property comprises two double bedrooms, two bathrooms (one en-suite), large double reception room with enclosed balcony, and fitted kitchen.

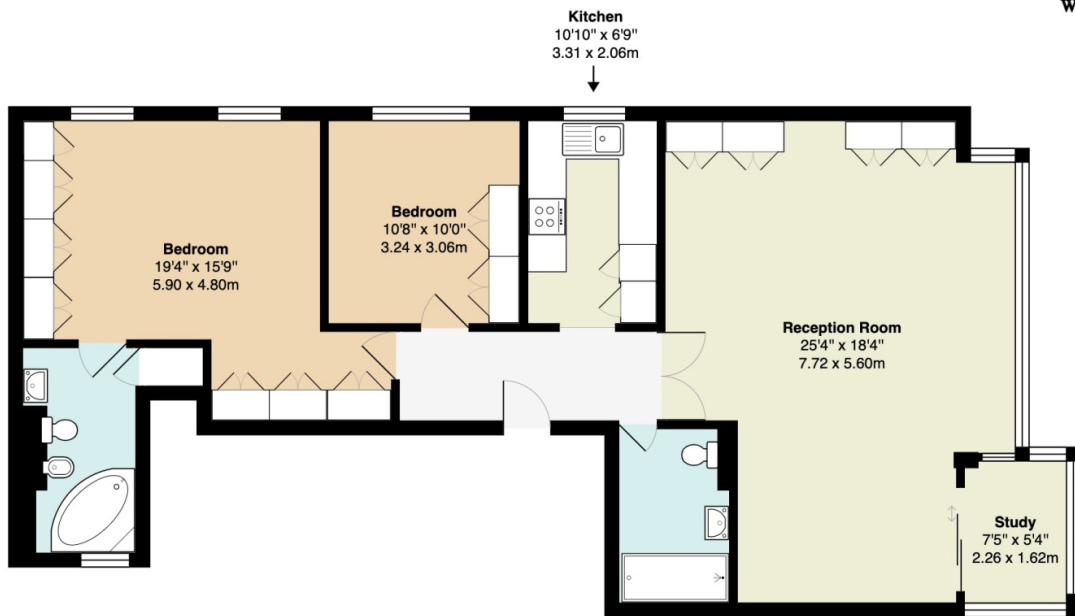
**Minimum Term:** 6 months  
**Deposit Required:** £4,326.92  
**Local Authority:** City of Westminster  
**Council Tax Band:** G  
**EPC Rating:** C  
**Furnished**

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 77                      | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

### Chestertons St John's Wood Lettings

105 St. John's Wood Terrace  
 London  
 NW8 6PL  
 stjohswood@chestertons.co.uk  
 02030408622  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



**6th floor**

**Prince Albert Road, NW8**

**Total Gross Area: 1068 ft<sup>2</sup> ... 99.2 m<sup>2</sup>**

**Ceiling Height 2.37 m**

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

