



Park Road

Marylebone, NW8

£12,500 per month
(£2,884.62 per week)

A spacious duplex apartment set on the 6th and 7th floors of a modern purpose built block, with 24hr concierge and underground parking just opposite Regents Park.

CHESTERTONS



Park Road

Marylebone, NW8

- Duplex Apartment
- 4 Bedrooms, 3 Bathrooms
- Terrace, Lift, Concierge, Parking
- Opposite Regents Park



A spacious duplex apartment set on the 6th and 7th floors of a modern purpose built block, with 24hr concierge and underground parking just opposite Regents Park.

The property comprises four double bedrooms, three bathrooms, a large reception room and fitted eat in kitchen.

The property further benefits from two underground parking spaces, smart home technology, a private roof terrace, lift, underfloor heating and comfort cooling.

Minimum Term: 12 months
Deposit Required: £0.00
Local Authority: City Of Westminster
Council Tax Band: H
EPC Rating: B
Unfurnished

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons St John's Wood Lettings

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

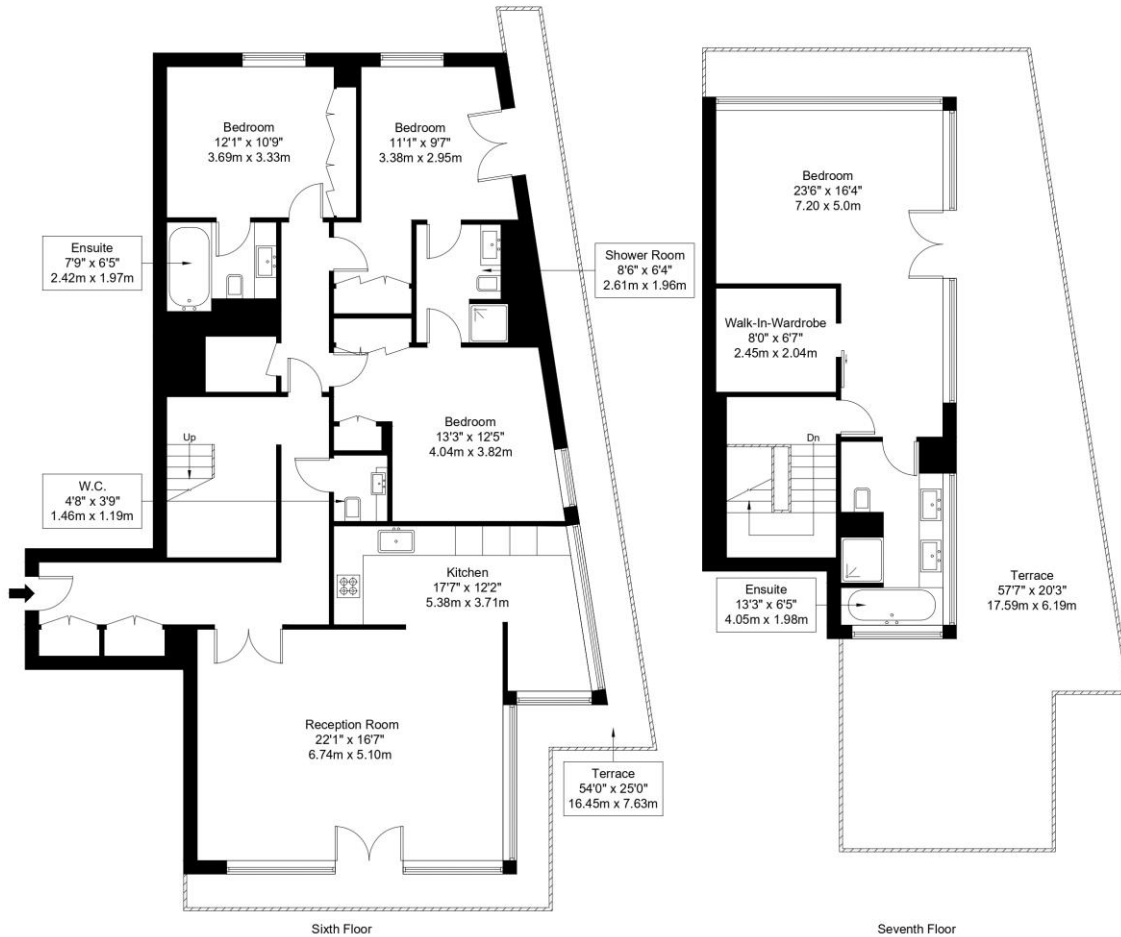
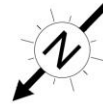
Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

Park Road, NW8 7EA

Approx Gross Internal Area = 197.5 sq m / 2126 sq ft

Terraces = 79.01 sq m / 850 sq ft

Total = 276.51 sq m / 2976 sq ft



Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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