

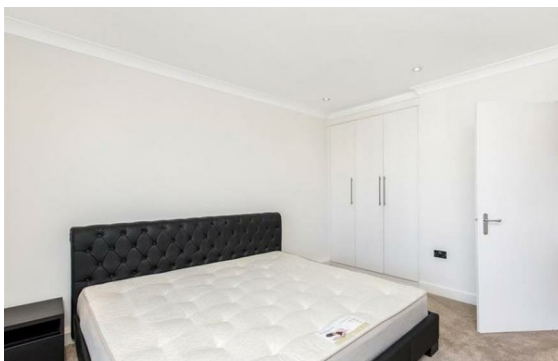


**Park Road, St John's Wood, London, NW8**

Rent £800 Per Month

2 Bed | 1 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



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Nestled opposite Regent's Park, this beautifully bright and generously proportioned two-bedroom apartment occupies the third floor of a well-maintained residential block. Residents enjoy the convenience of a lift, daytime porter, communal heating and hot water, as well as access to a private car park.

The accommodation comprises two double bedrooms with double glazing, a spacious reception and dining area with wraparound windows framing breathtaking park views, a separate fully fitted kitchen, and a sleek marble-tiled bathroom.

EPC Rating: C

## Energy Efficiency Rating: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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