



Park Road | St Johns Wood | London | NW8

Asking Price - £2,600 Per month



- 1 bed, 1 bath apartment
- Opposite Regents Park
- Close to St John's Wood station
- Near Lords Cricket Ground
- Viewing recommended
- 323 sq ft ground floor
- Near London Business School
- Walk to Marylebone station
- Shops and cafes nearby

Set on the ground floor of a well maintained portered building on Park Road, this attractive apartment extends to 323 sq ft and offers well arranged accommodation throughout. The property comprises one bedroom and one bathroom, with a practical layout designed to make the most of the space available. Positioned opposite Regent's Park, it combines comfort, convenience, and an exceptional central London setting.

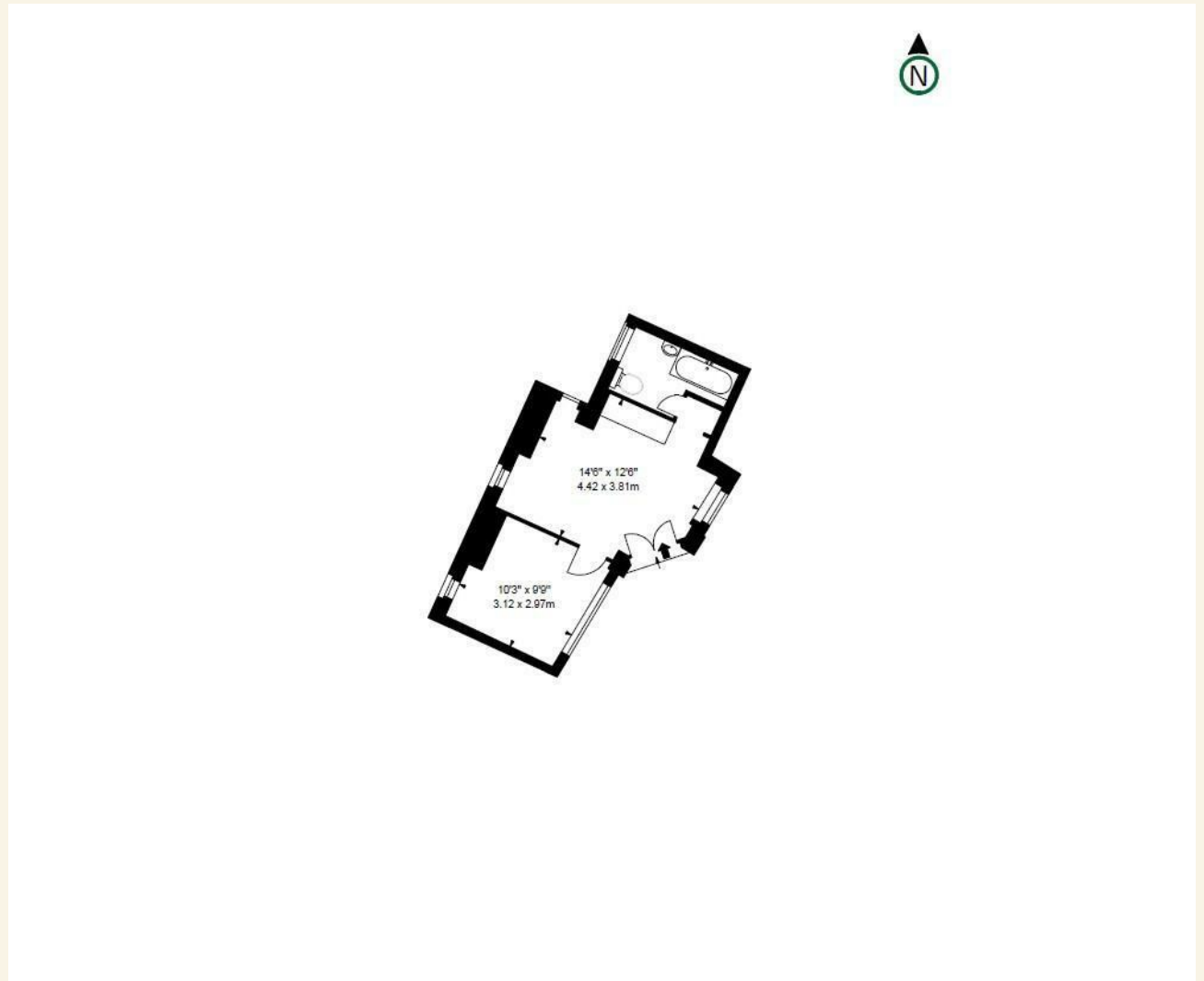
The location is particularly advantageous, with the West End within easy reach and a number of well regarded institutions nearby, including London Business School, the University of Westminster, and the Royal College of Physicians. St John's Wood Underground Station on the Jubilee line and Marylebone Station, with Bakerloo line and national rail services, are both within around 10 minutes'





walk, providing excellent connections across London.

Residents can also enjoy close proximity to Lord's Cricket Ground, along with the cafés, restaurants, and boutique shops of St John's Wood. This is a rare opportunity to acquire a well located apartment in one of London's most desirable neighbourhoods, offering convenience, connectivity, and access to one of the capital's most attractive green spaces.



Council Tax Band H EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(1-28) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

24 Bristol Gardens
 London
 W9 2JQ
 hello@draperlondon.com
 0203 143 1900