



**BEAUCHAMP  
ESTATES**

Park Road

ST JOHN'S WOOD





Penthouse apartment with fabulous views over Regents Park.

 4  5

## Exterior

A superb four bedroom penthouse apartment, set over 2135 sq ft located near St Johns Wood high street.

## Highlights

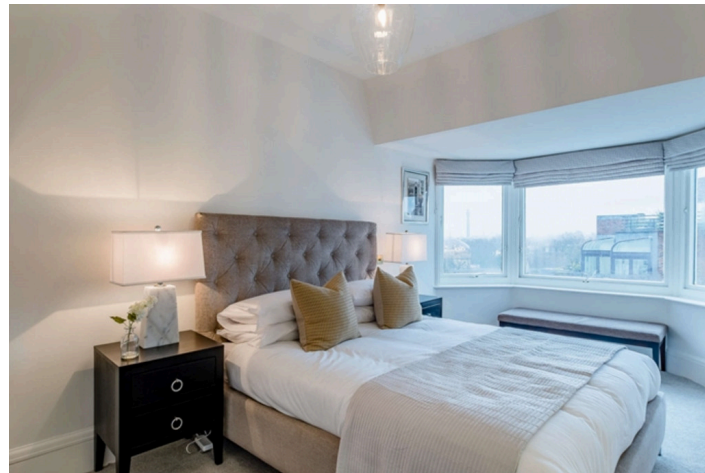
- Pet friendly





## Interiors

This apartment is a flexible living space finished to a high standard comprising of a reception room, a bright dining room with a balcony overlooking Regent's Park, a fitted kitchen, principal bedroom with ensuite and wardrobe space, three bedrooms, one with an ensuite and one family bathroom.

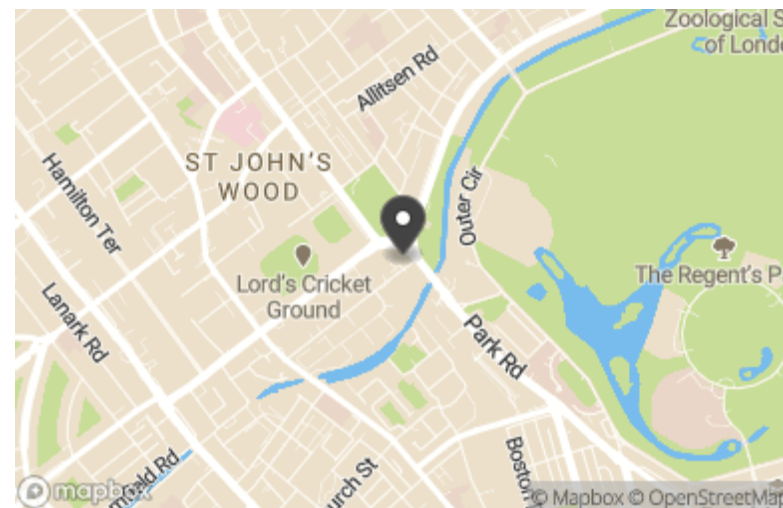


## Features

- Lift
- Porter

## Location

The apartment offers easy access to the famous Lord's Cricket Ground, and the open spaces of Regent's Park, along with all the local shops, bars, and restaurants located on St John's Wood High Street, located a 10 minute walk from St John's Wood underground station (Jubilee Line).



# Terms

Price: £2,155 per week

Tenure:

Local Authority: Westminster

Council Tax: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><b>Energy Efficiency Rating</b></p> <p>Very energy efficient - lower running costs</p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>England, Scotland &amp; Wales</p>			
	73		68
	51		41
<p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England, Scotland &amp; Wales</p>			

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**FLAT B**  
**STRATHMORE COURT**  
**PARK ROAD NW8**  
 APPROX. GROSS INTERNAL AREA \*  
 2135 Ft<sup>2</sup> - 198.34 M<sup>2</sup>  
 Illustration For Identification Only, Not to Scale  
 All Calculations include Any/All Areas Under 1.5m Head Height.  
 \* As Defined by RICS - Code of Measuring Practice



SIXTH FLOOR

**BKR**

www.bkrfloorplans.co.uk  
 T: 0845 257 2023  
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ESTATES**

Beauchamps Estates - St Johns Wood

80 St Johns Wood High Street,  
London, NW8 7SH

020 7722 9793

[sjw@beauchampestates.com](mailto:sjw@beauchampestates.com)

[www.beauchampestates.com](http://www.beauchampestates.com)