







## KEY FEATURES

- Private underground parking with EV charging
- Secure storage unit
- Lift
- 24-hour concierge
- Communal gym
- Communal gardens

An exceptional opportunity to acquire one of the finest lateral double apartments in St John's Wood. The apartment has recently undergone a full refurbishment to a high specification.

Occupying the second floor and positioned on the Prince Albert Road and Townshend Road side of this sought-after premier purpose-built building, the apartment offers bright, spacious and flexible accommodation. Measuring over 2,862 sq ft, it further benefits from wood flooring, two passenger lifts, 24-hour concierge and secure underground parking for one allocated space.

Imperial Court is excellently located being both opposite Regent's Park, next to Primrose Hill and a moments' walk to St John's Wood High Street, affording easy access to all of its amenities including St John's Wood Underground Station (Jubilee line).



4 BEDROOM



3 BATHROOM









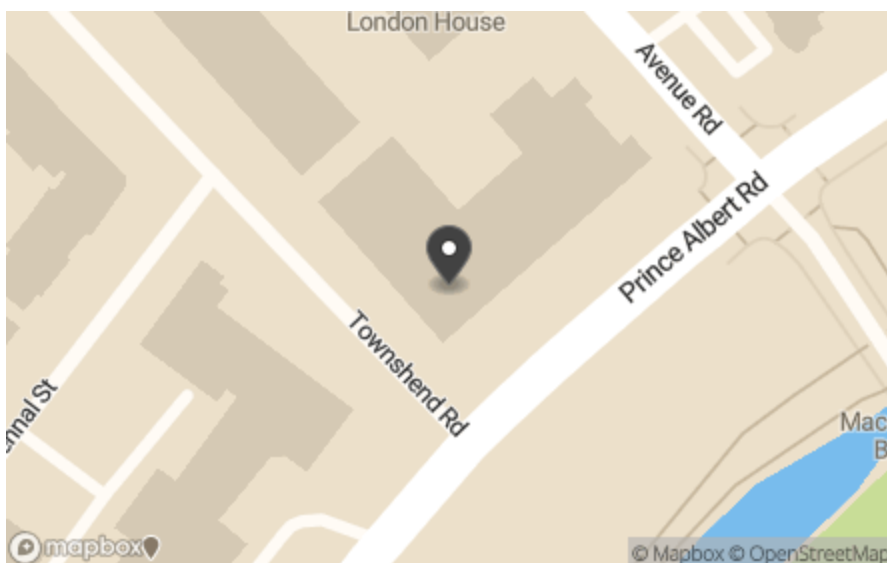


#### ACCOMMODATION

Three reception rooms  
Kitchen/breakfast room  
Three/four bedrooms  
Three ensuite bathrooms  
Office  
Two terraces  
Separate utility  
Guest cloakroom WC

#### LOCATION

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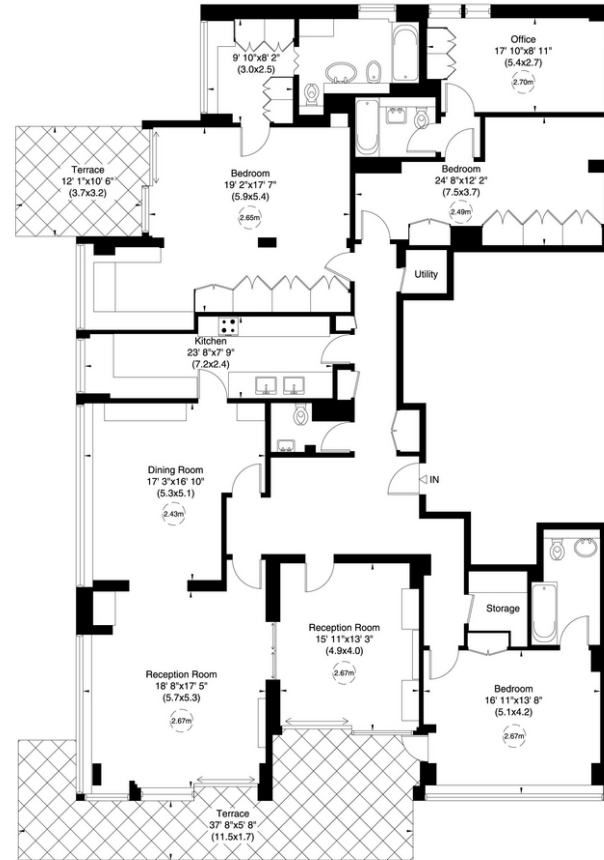




## 9 Imperial Court, Prince Albert Road, NW8

Approximate Gross Internal Area  
266 sq m/ 2862 sq ft

Not to Scale, for identification only



Second Floor

For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



## TERMS

Price: £5,950,000

Tenure: Leasehold

Council Tax Band: H

Viewing: By appointment only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

