



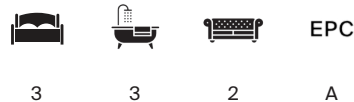
## NORTH GATE

St John's Wood, NW8



# SOPHISTICATED SPACE AND UNRIVALLED VIEWS.

This stunning fifth-floor, south-facing lateral apartment enjoys breathtaking 180-degree views across the London skyline, overlooking Regent's Park.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approx, 101 years remaining

Ground rent: £0, peppercorn

Service charge: £23,281 reviewed annually, next review Sept 2026

**Guide Price: £4,495,000**



Spanning just under 3,000 sq ft, the property offers exceptionally flexible living space, perfectly suited to a variety of layouts and lifestyles.

The accommodation is currently arranged to include three well-proportioned bedrooms, three bathrooms, and three reception rooms, alongside a spacious kitchen and breakfast area. The design offers both comfort and versatility, with generous proportions throughout creating an ideal balance between entertaining space and private living.

North Gate is superbly positioned between St John's Wood High Street and Regent's Park, providing immediate access to a wide array of shops, cafés, and amenities. The location also benefits from the expansive greenery and open space of one of London's most iconic parks, offering a rare blend of convenience and tranquility.









### Fifth Floor

Approximate Area = 262.7 sq m / 2828 sq ft

Approximate Gross Internal Area = 266 sq m / 2,866 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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