



£1,250,000

Prince Albert Road

London, NW8 7SA

A beautifully presented and modern two-bedroom apartment situated on the first floor of a well-maintained purpose-built development on Prince Albert Road, enjoying attractive views towards Regent's Park.

Extending to approximately 740 sq ft, the apartment offers well-balanced lateral living space with a contemporary finish throughout. The highlight of the home is the bright open-plan reception, dining and kitchen area, thoughtfully designed to maximise both light and space. From here, the living area enjoys a pleasant outlook over Regent's Park, creating a calm and green backdrop rarely found in such a central location. The kitchen is sleek and modern, with integrated appliances and ample storage.

The principal bedroom is well-proportioned and benefits from built-in wardrobes as well as a private en-suite bathroom. A second double bedroom provides excellent flexibility, whether used for guests, a home office or additional family space. A separate family bathroom completes the accommodation.

Positioned on the first floor, the apartment offers both convenience and accessibility, making it ideal for a range of buyers. The property further benefits from an allocated parking space, a highly sought-after feature in this prime central London setting.

Ideally located, the apartment is within easy reach of the amenities, cafés and transport links of St John's Wood and Camden, while the open green spaces of Regent's Park are just moments away.

TO BE PURCHASED WITH TENANTS IN SITU WITH A RENTAL INCOME OF £49,800 PER ANNUM

Leasehold: 95 years remaining

Service Charge: £9504.40 plus £870 charge relating to the parking space

Ground Rent: £120 per annum

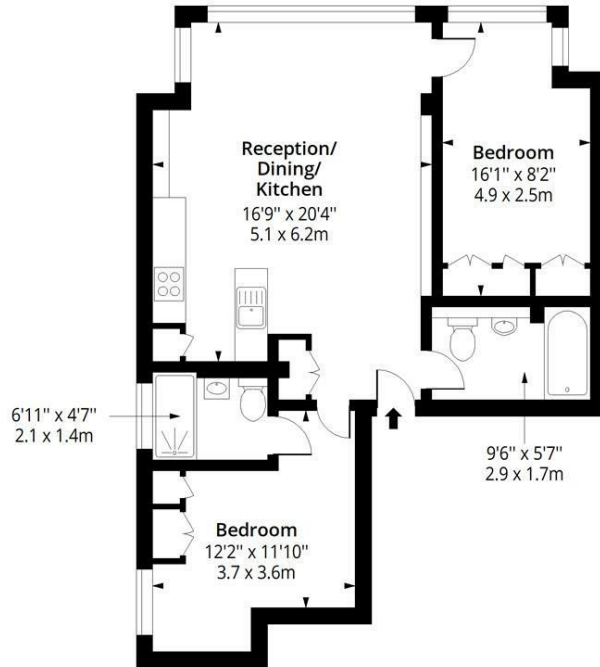
Council Tax: Band F





Prince Albert Road NW8

Approx. Gross Internal Area 740 Sq Ft - 68.75 Sq M



First Floor

Floor Area 740 Sq Ft - 68.75 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 21/4/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

OFFICE ADDRESS

88 Cheshire Street
London
E2 6EH

OFFICE DETAILS

0207 739 6969
info@peachproperties.com
www.peachproperties.com