



**BEAUCHAMP
ESTATES**

North Gate

ST JOHN'S WOOD





Exceptional three bedroom lateral apartment opposite Regent's Park.



Exterior

North Gate is a secure, landmark building with a private driveway providing resident parking on a first come first served basis, including electric vehicle charging points. The building offers 24-hour uniformed portage and controlled access from an imposing corner position.

Highlights

- 24-Hour Porter
- Underfloor Heating
- Lift Access
- Parking Available





Interiors

The apartment provides generous entertaining space and is finished to a high standard. It has a full air conditioning system throughout, underfloor heating and Porta Romana lighting, all managed via a fully automated Crestron system, with a passenger lift serving all floors.

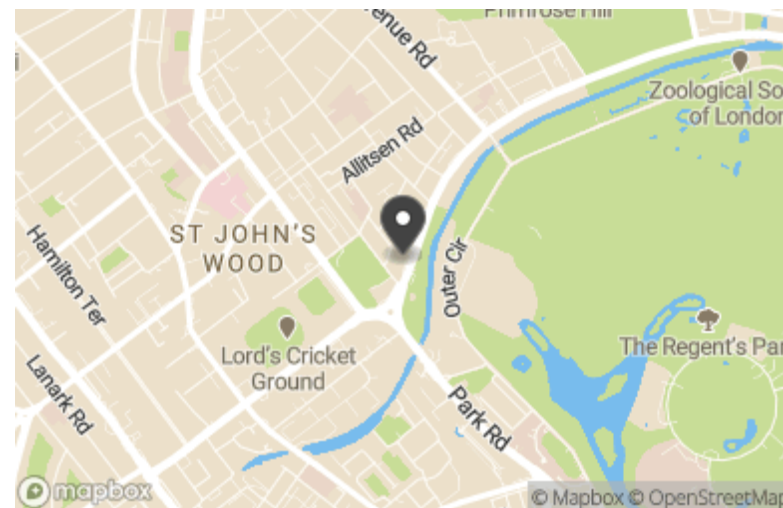


Features

- Lift
- Underfloor Heating

Location

Positioned opposite Regent's Park at the southern end of St John's Wood High Street and Prince Albert Road, the building is close to local shops and restaurants. St John's Wood Underground Station (Jubilee line) is within easy reach.



Terms

Price: £3,200,000

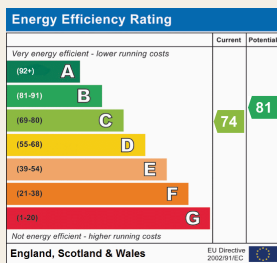
Tenure: Leasehold, 101 years remaining

Ground Rent:

Service Charge: £13,612.00

Local Authority: Westminster City

Council Tax: H

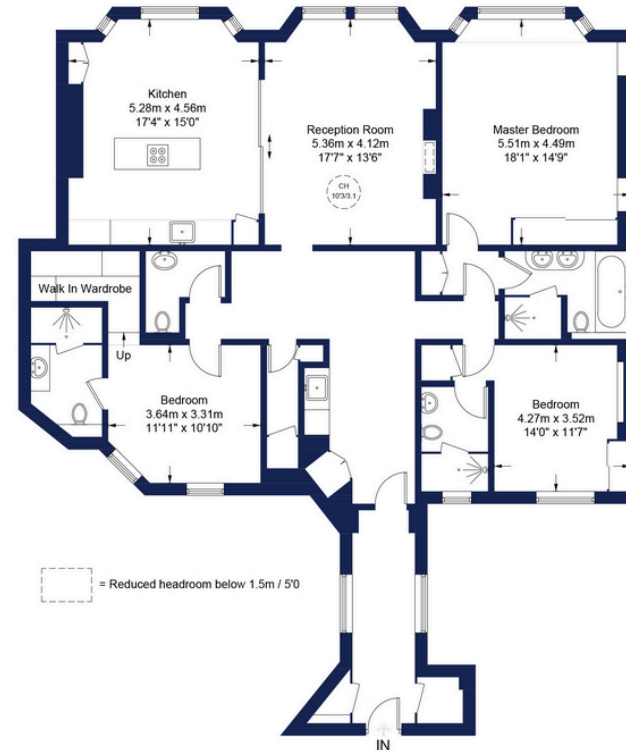


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Prince Albert Road, NW8

Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 0.2 sq m / 2 sq ft
 Total = 159.1 sq m / 1712 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. (ID763634)





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