

23 PRINCE ALBERT
ROAD

LONDON, NW1

Every property is presented as a rare opportunity.
Few are.



An extraordinary Penthouse. One of scale, privacy and distinction.

Conceived to escape the conformity of super prime design, occupying an exceptional position directly opposite both Primrose Hill and The Regent's Park and extending to 4,250 square feet of internal space alongside 1,800 square feet of private roof terrace and balconies.

The setting allows for unique, uninterrupted 360-degree panoramic views over both Royal Parks and towards the London skyline. Canary Wharf and The City of London to the east, The London Eye, The Houses of Parliament and St Paul's Cathedral to the south and the pretty villages and open spaces of Highgate and Hampstead to the north.



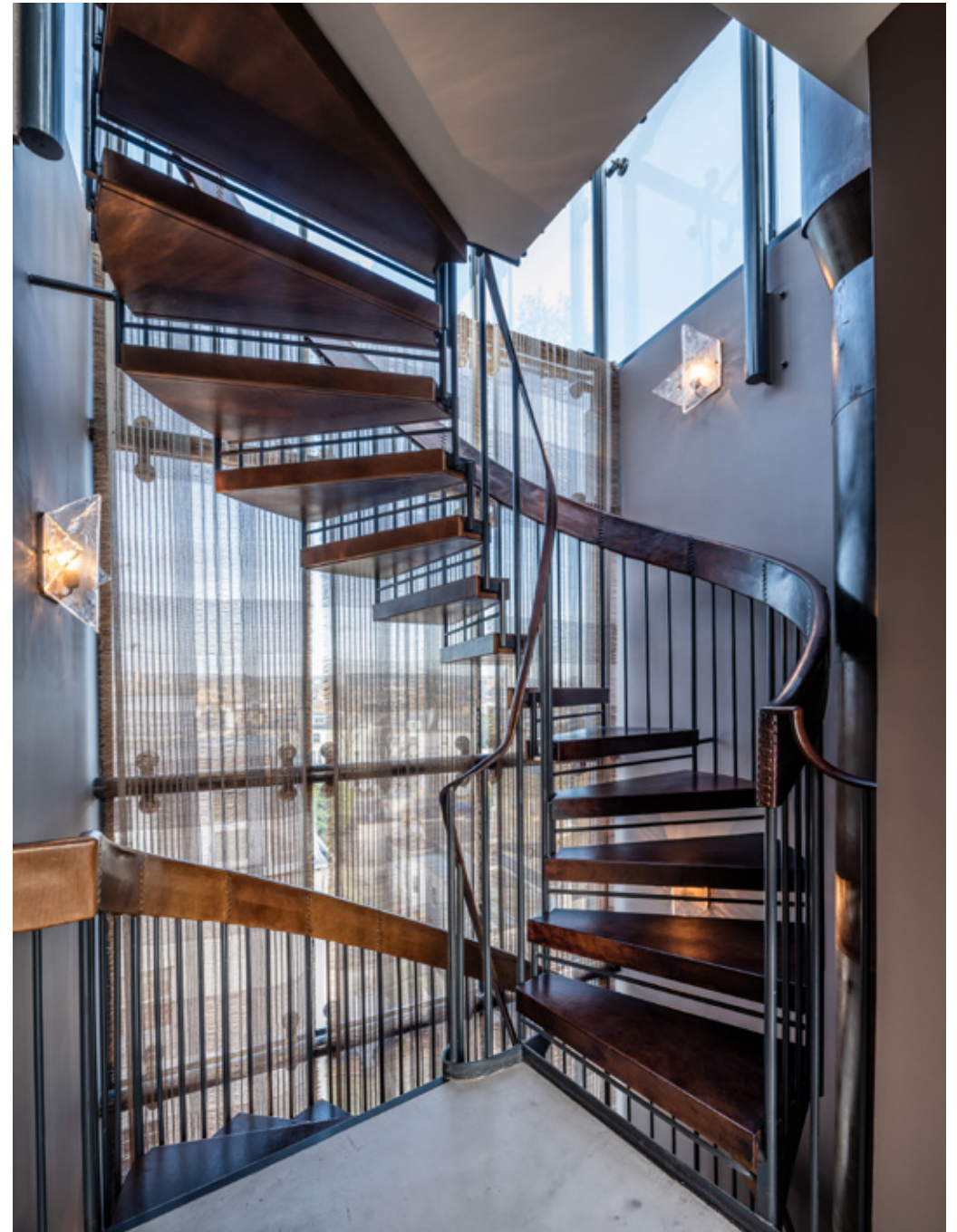
Designed as four distinct spaces of 1,000 square feet each, joined by a glazed central spine with a private lift entrance, providing an exceptional sense of arrival, flooded with natural light and a stunning precursor to what lies beyond.

A large principal suite includes a private study, dressing area, walk through wardrobe and two bathrooms. The informal living space features a bespoke kitchen, relaxed dining and TV area. Formal living and dining are perfect for large scale entertaining. Two further bedroom suites and a home gym complete the space, offering maximum flexibility without compromising individuality.

Above, a spectacular private roof terrace offers seclusion and complete privacy. Uncompromised by neighbouring properties, it's a space to entertain, relax or to spend time in the solid teak hot tub.

A building defined by quiet luxury rather than display, where security and privacy are as considered as the design itself - day portage and a code protected lift provide direct and exclusive access to the Penthouse.

A large secure garage and gated off street parking with electric charging complete the exceptional offering.

















ACCOMMODATION AND AMENITIES

PRINCIPAL BEDROOM SUITE

Bedroom | Study | Dressing area | Walk through wardrobe
Two separate en-suites (bathroom and shower room) | Balcony

INFORMAL LIVING

Kitchen | Dining | TV area | Pantry | Two balconies

FORMAL LIVING

Reception | Dining | Two balconies

ADDITIONAL ACCOMMODATION

2 further bedrooms (en-suite) | Gym | Utility room | Balcony

ROOF TERRACE

Outdoor kitchen | Dining | Relaxing | Hot tub

AMENITIES

Day portage | Roof Terrace | Six Balconies
Secure garage | Gated off-street parking for one car, with electric
charging point | Private, code secured, direct lift access | Air
conditioning
Comprehensive alarm system













TERMS

PRICE

Offers in excess of £9,750,000

TENURE

Share of Freehold + 999 Year Lease

SERVICE CHARGES

Approximately £47k per annum

COUNCIL TAX

Penthouse - H





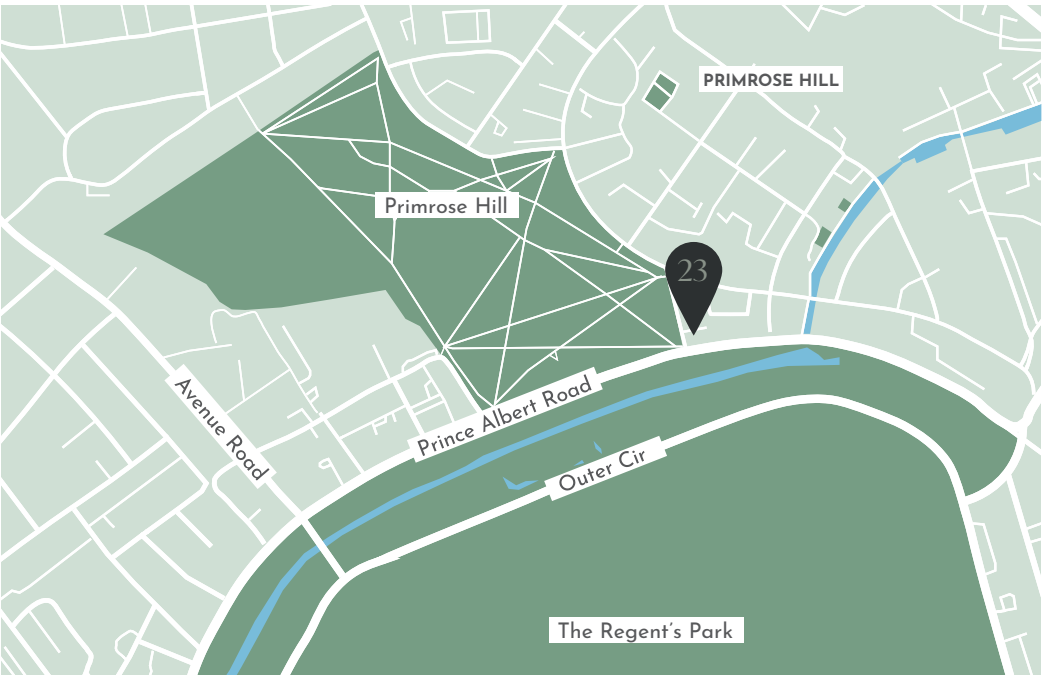










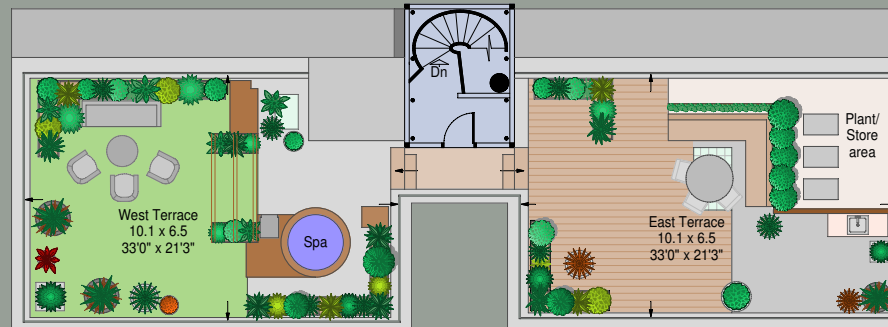


THE PENTHOUSE

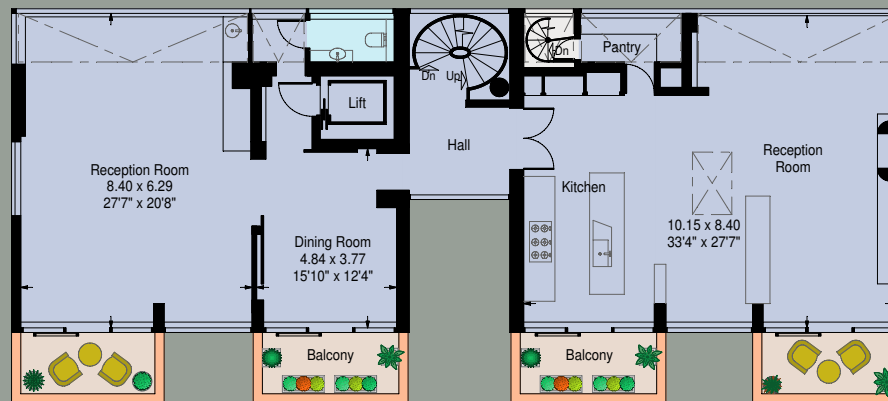
Gross Internal Area (Approx):

Apartment - 395.5 sq.m. (4,257 sq.ft.)

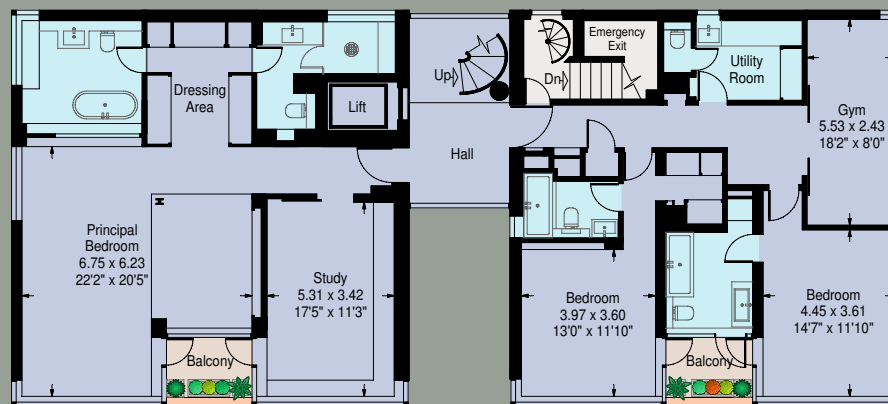
Terraces/Balconies - 168.4 sq.m. (1,813 sq.ft.)



Eighth Floor

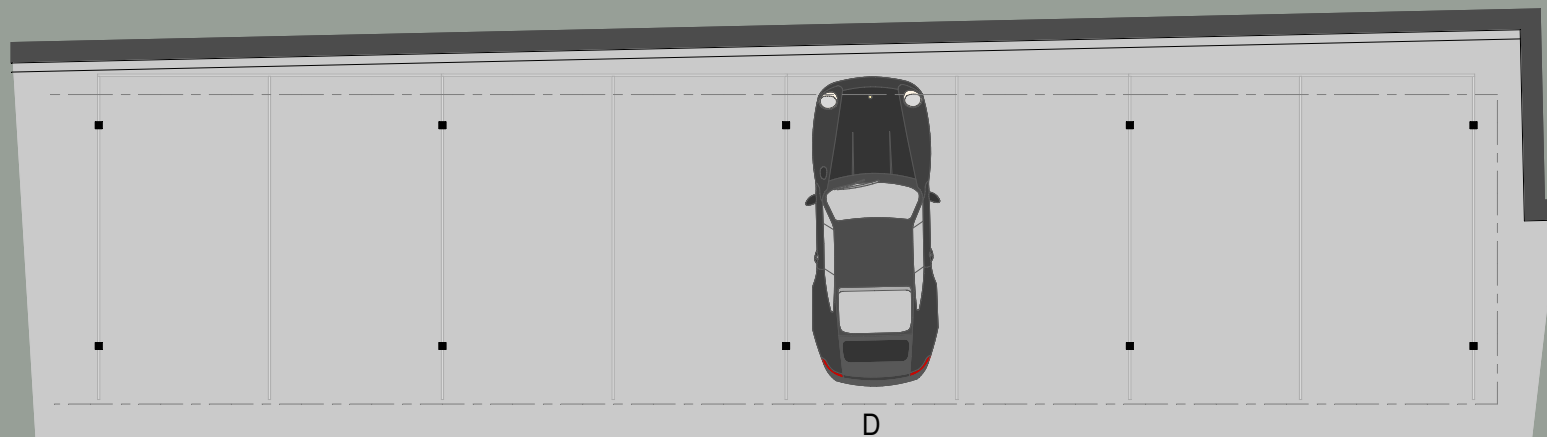


Seventh Floor

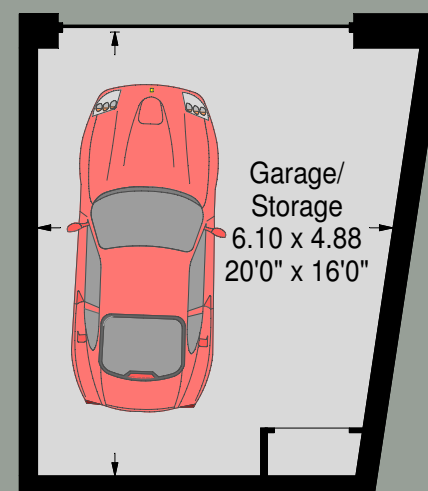


Sixth Floor





Ground Floor



PARKING

Gross Internal Area (Approx):

Garage 29 sq.m. (312 sq.ft.)

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