



**BEAUCHAMP
ESTATES**

PARK ROAD
ST JOHN'S WOOD





A substantial family apartment with views overlooking Regents Park.



Exterior

This lateral apartment is perfect for a family thanks to its ample space, wonderful location and access to beautiful communal gardens. Residents can rest assured thanks to the 24 hour concierge services and the home also benefits from secure off street parking. High ceilings and an abundance of windows add grandeur to the home, which has been thoughtfully designed and has a wonderful sense of flow.

Highlights

- 24-hour concierge
- Exceptional high ceiling
- Contemporary fitted kitchen
- Passenger lift
- Lateral apartment





Interior

The large reception room boasts verdant views, rich wooden flooring and is completed by an atmospheric fireplace at its heart. The fully fitted kitchen comes with built-in high end appliances, there is also a large, separate dining room. A magnificent bay window defines the impressive principal bedroom which has ample built-in storage and an ensuite bathroom. There are five additional bedrooms, one of which is currently being used as a study, five further bathrooms and a guest WC. The home is accessible via lift and has air

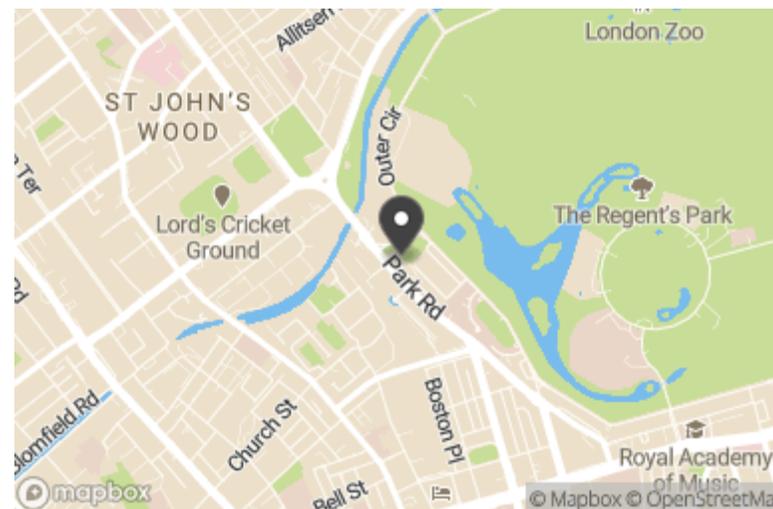


Features

- 24/7 Concierge
- Lift

Location

Located in St John's Wood, Abbey Lodge Park Road benefits from the leafy calm, boutique shopping, independent dining and excellent schools that make the area so desirable. Its transport links are strong too, with St John's Wood station on the Jubilee line just a short walk away and Maida Vale on the Bakerloo line also within easy reach.



Terms

Price: £7,500,000

Tenure: Leasehold, 113 years remaining

Ground Rent: £2,000.00

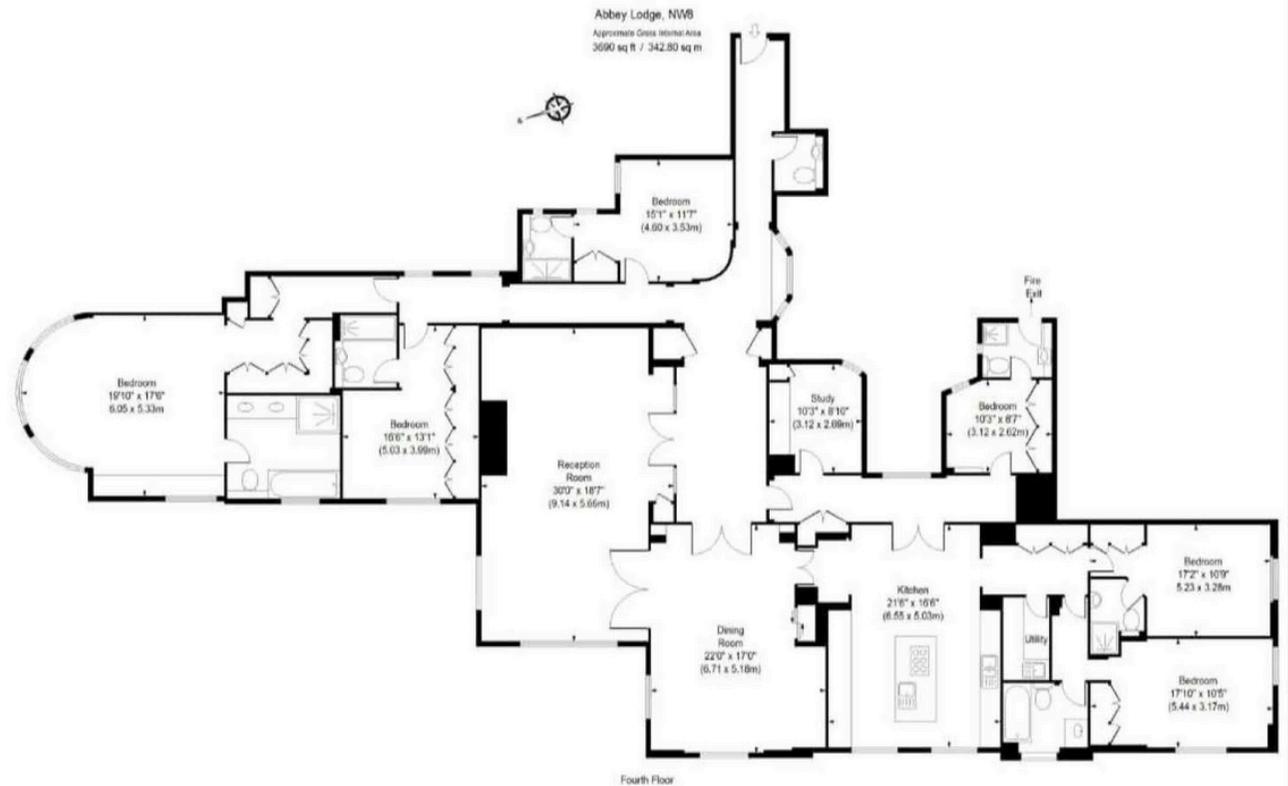
Service Charge: £21,000.00

Local Authority: Westminster

Council Tax: H



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Fourth Floor
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