



**BEAUCHAMP
ESTATES**

Park Road

ST JOHN'S WOOD





Spacious, upper floor lateral apartment overlooking Regent's Park.

 6  5

Exterior

This third-floor apartment is located within Abbey Lodge on Park Road, benefiting from a 24-hour concierge service, forming part of the Crown Estate and positioned directly alongside Regent's Park. The property has been fully renovated throughout and provides just under 2,700 sq. ft of internal accommodation with access to communal gardens that lead directly into the park.

Highlights

- Siemens Appliances
- LED Lighting
- Three-Metre Ceilings
- Direct Access to Communal Gardens Adjoining Regent's Park





Interiors

The apartment centres around a large open-plan reception and dining room, which connects to a bespoke kitchen with breakfast bar and integrated Siemens appliances. The renovation balances modern services with retained traditional detailing, supported by high ceilings, good natural light and air conditioning throughout. All principal bedrooms benefit from ensuite bathrooms, with an additional guest WC.

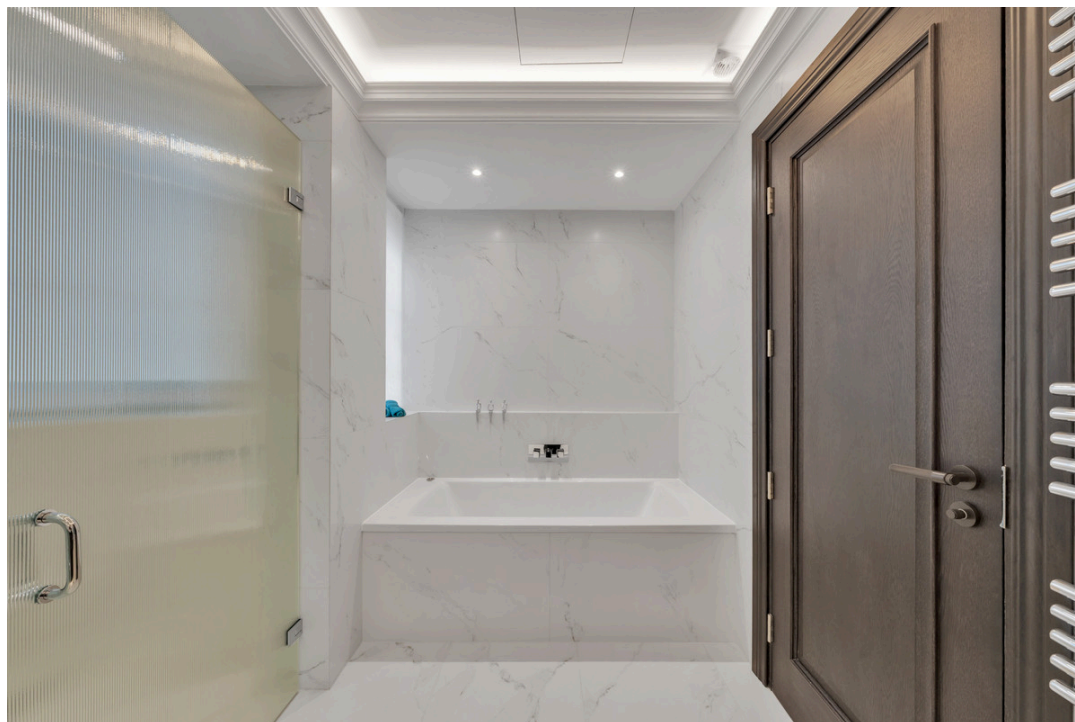
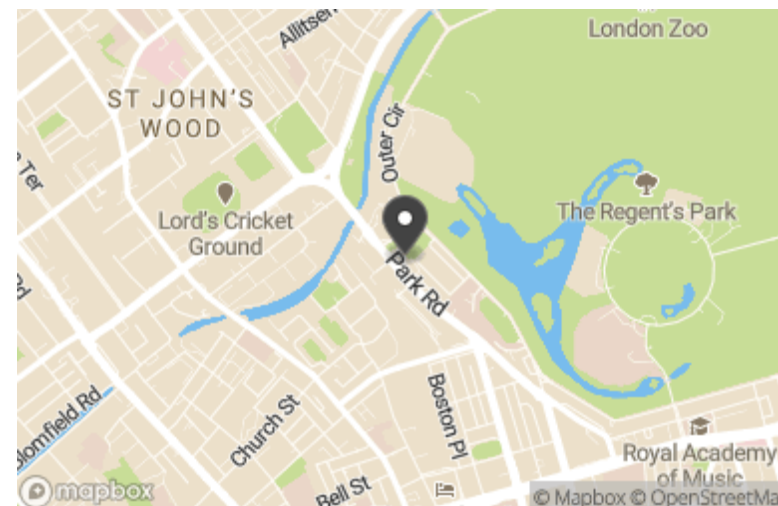


Features

- 24/7 Concierge
- Air Conditioning
- Off Street Parking

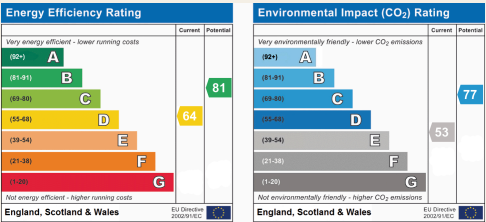
Location

Abbey Lodge is situated on Park Road, adjacent to Regent's Park and within close proximity to Lord's Cricket Ground, St John's Wood High Street and Baker Street. Baker Street Underground station is within approximately half a mile, providing access to the Jubilee, Metropolitan, Bakerloo, Circle and Hammersmith & City lines.



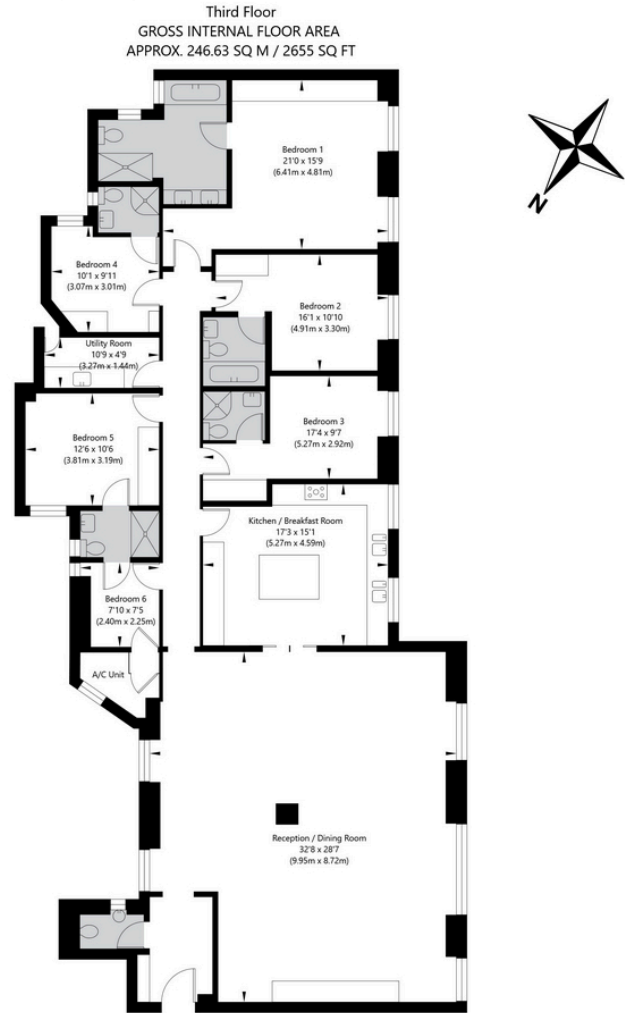
Terms

Price: £4,500 per week
Deposit: £27,000
Local Authority: Westminster
Council Tax: H



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Abbey Lodge, Park Road, London NW8 7RJ



APPROXIMATE GROSS INTERNAL FLOOR AREA 246.63 SQ M / 2655 SQ FT
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SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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