

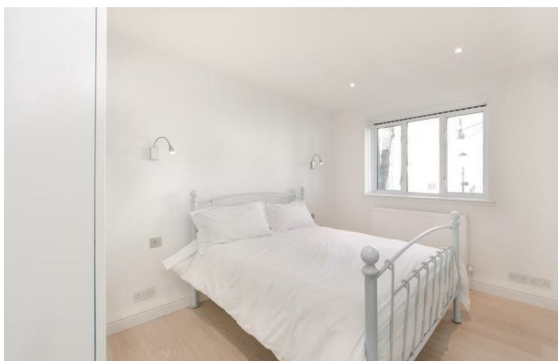
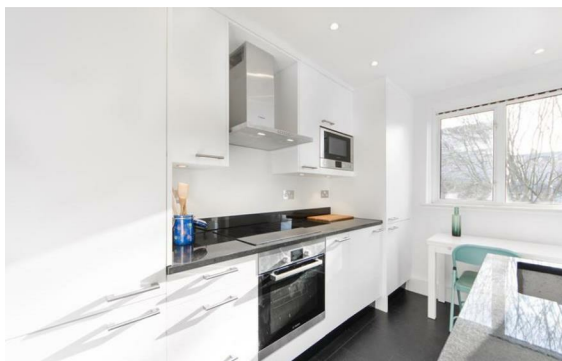


**Park Road, St John's Wood, London, NW8**

Rent £735 PCM

2 Bed | 1 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



This exceptionally bright and spacious two-bedroom apartment is set on the third floor of a well-maintained residential building. The development benefits from a lift, daytime porter, residents' car park, and communal heating and hot water.

Ideally positioned directly opposite Regent's Park and just a short walk from Baker Street Underground Station, the property features two double bedrooms with double glazing, a generous reception and dining area with wraparound windows offering stunning uninterrupted park views, a separate fully fitted kitchen, and a luxurious marble-tiled bathroom.

EPC rating: C

## Energy Efficiency Rating: C

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.

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