



**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, 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





Interior

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.

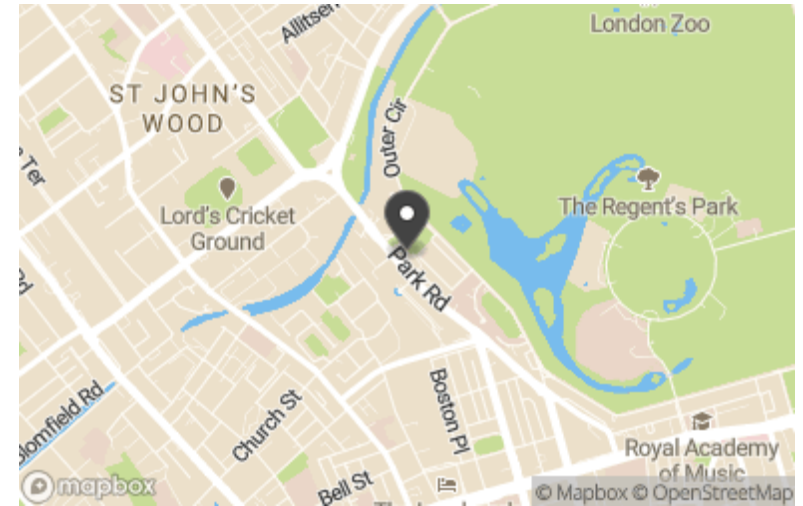


Features

- 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: £5,500,000

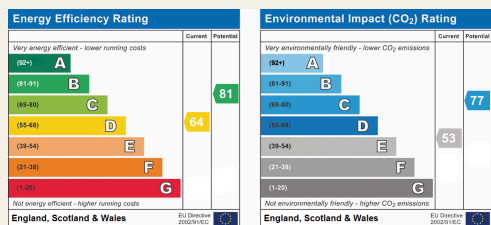
Tenure: Leasehold, 138 years remaining

Ground Rent:

Service Charge: £25,798.12

Local Authority: Westminster

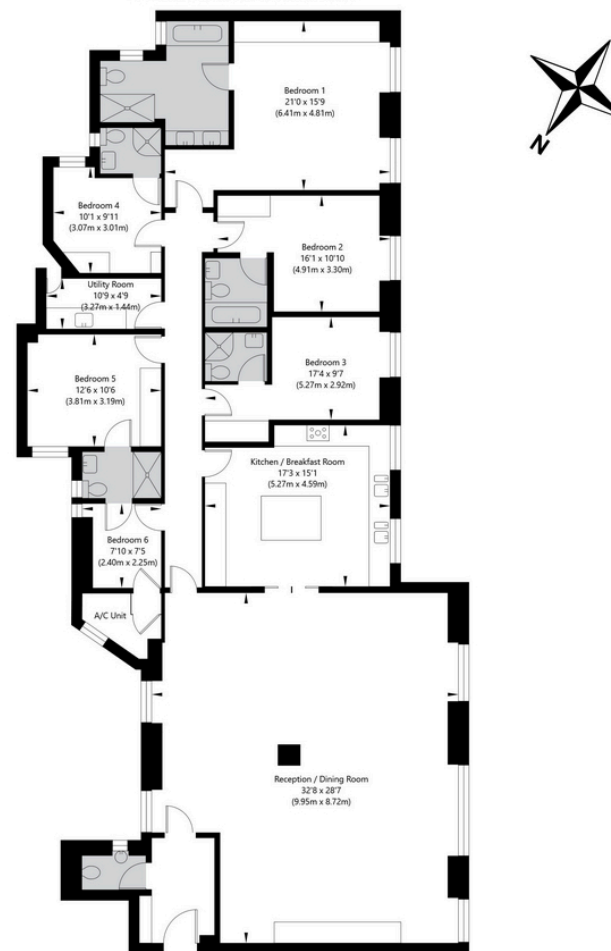
Council Tax Band: H



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Abbey Lodge, Park Road, London NW8 7RJ

Third Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 246.63 SQ M / 2655 SQ FT



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