





Park Road, St Johns  
Wood, London NW8  
£825 pw

**\*\*Video viewings available\*\*** -  
Enviably located just moments  
from Regent's Park this  
fabulous two double bedroom  
apartment combines spacious  
accommodation with bright  
interiors throughout.

- Bright two bedroom flat arranged on the third floor
- Private terrace
- Large kitchen with modern appliances
- Smart residential building with porter services
- Spacious reception room with ample space to dine
- Two generous bedrooms with en suite bathrooms
- Underground Parking Space

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>	(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Rent	£825 pw
Viewing	Strictly by appointment with Maison Chase - Maison Chase Telephone 020 3951 7464
Reference	RL0159

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.