



PARK ROAD, ST JOHNS WOOD, LONDON NW8

£825 PW



IMPRESSIVE TWO DOUBLE BEDROOM APARTMENT **NW8**



PROPERTY REFERENCE CODE: RL0191

PARK ROAD, ST JOHNS WOOD, LONDON NW8

****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

Arranged on the third floor, this excellently presented two double bedroom property boasts a generous reception room, modern kitchen, two ample bedrooms and two contemporary bathrooms, moments from amenities and transport links.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B	85	86	(81-91) B	87	88
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	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 (CO₂)

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.

Crown Court NW8
Third Floor



Approximate Gross Internal Area
1412 sq ft / 131.19 sq m

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

Viewing by appointment only
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