



**STRATHMORE COURT, PARK ROAD, LONDON NW8**

**£995 PW**



**MODERN 2-BED, 2-BATH APARTMENT OPPOSITE  
REGENT'S PARK – 924 SQ FT**

**PROPERTY REFERENCE CODE: RL1362**

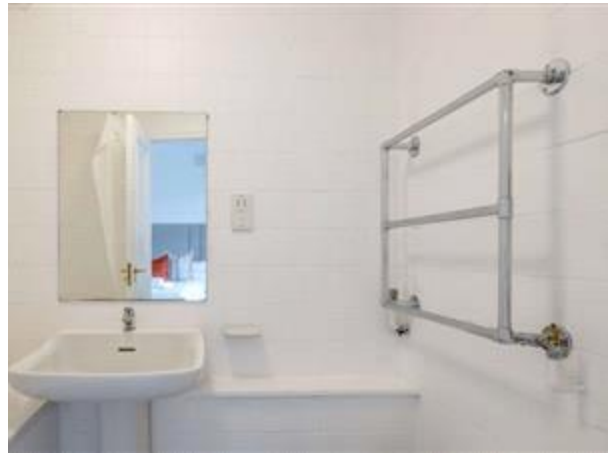
## **STRATHMORE COURT, PARK ROAD, LONDON NW8**

Spacious 924 sq ft 2-bed, 2-bath apartment in a portered building opposite Regent's Park. Ideal for professionals or students, near LBS and West End. Close to St John's Wood & Marylebone stations. On-site manager and 24/7 maintenance support.

- 5 BEAUTIFUL BEDROOMS
- FURNISHED/UNFURNISHED
- 2 LOVELY BATHROOMS
- CCTV
- GREAT LOCATION
- LIFT SERVICE
- NEWLY REFURBISHED
- NO AGENCY FEES
- PET FRIENDLY
- SUPERB VIEWS OVER REGENTS PARK
- ON SITE PORTER
- 24-HOUR EMERGENCY SERVICE


A well-presented 924 sq ft, 2-bedroom, 2-bathroom apartment on the second floor of a portered building opposite Regent's Park. Perfect for professionals or students, with top universities and excellent transport links nearby. Includes on-site manager and 24/7 maintenance.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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.



**STRATHMORE COURT  
PARK ROAD NW8**

**First Floor**

Approx Gross Internal Area\*

924 Ft<sup>2</sup> - 85.84 M<sup>2</sup>

\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

S. Knight & Co. Ltd.

**B K R**

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