



Park St James, Prince Albert Road, London, NW8

Guide Price: £2,300,000

Share of Freehold

Park St James, Prince Albert Road, London, NW8

A rare opportunity to acquire a beautifully presented 2 bedroom, 2 bathroom apartment (1,374sq ft/ 128sq m) set on the 2nd floor of this prestigious purpose built modern block. The apartment boasts a spacious reception room opening to a large balcony with views towards Regents Park. The property also benefits from an underground parking space and a day time porter.

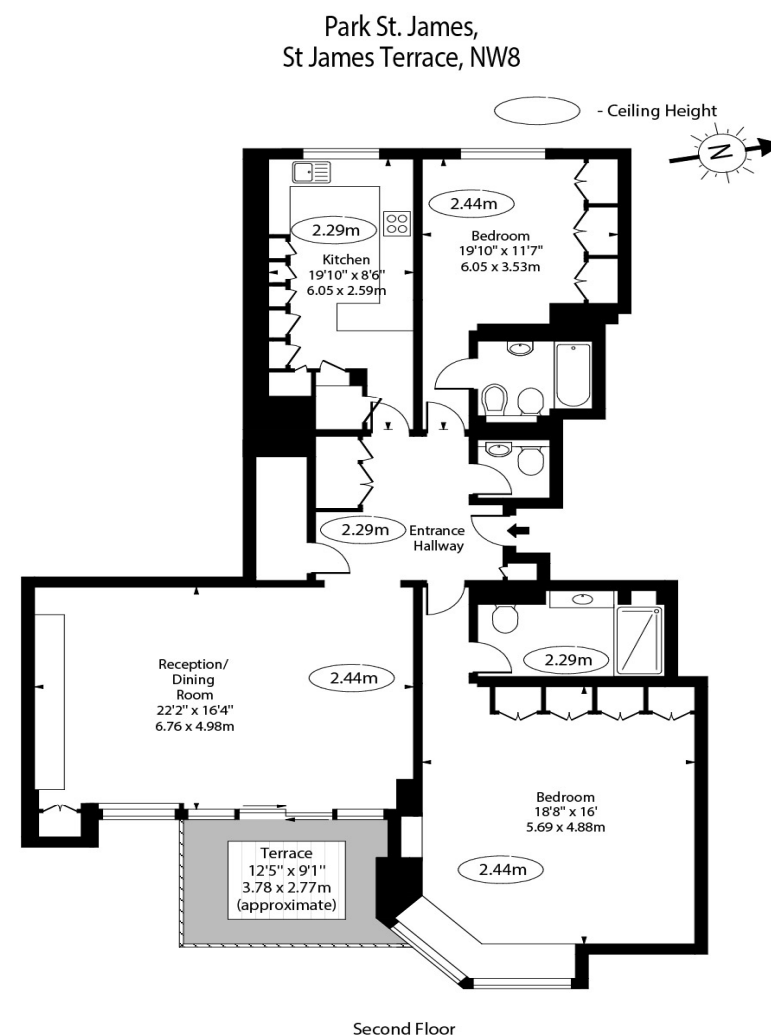
Park St. James is widely regarded as one of the finest blocks on Prince Albert Road and is superbly located, within half a mile of all the amenities of Primrose Hill Village, St John's Wood High Street and the delightful open spaces of both Primrose Hill and Regents Park.

Local Authority: Westminster

Council Tax Band: H

Service Charge (per annum): £6,247.00 There is an additional Reserve Fund of £939 per annum

- Entrance Hall
- Living/Dining Room
- Principal Bedroom With En-Suite Bathroom
- Further Bedroom With En-Suite Bathroom
- Modern Fully Fitted Kitchen
- Guest Cloakroom
- South Facing Terrace
- Underground Parking
- Porterage
- Lift



Approx Gross Internal Area 1368 Sq Ft - 127.09 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.52019

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 