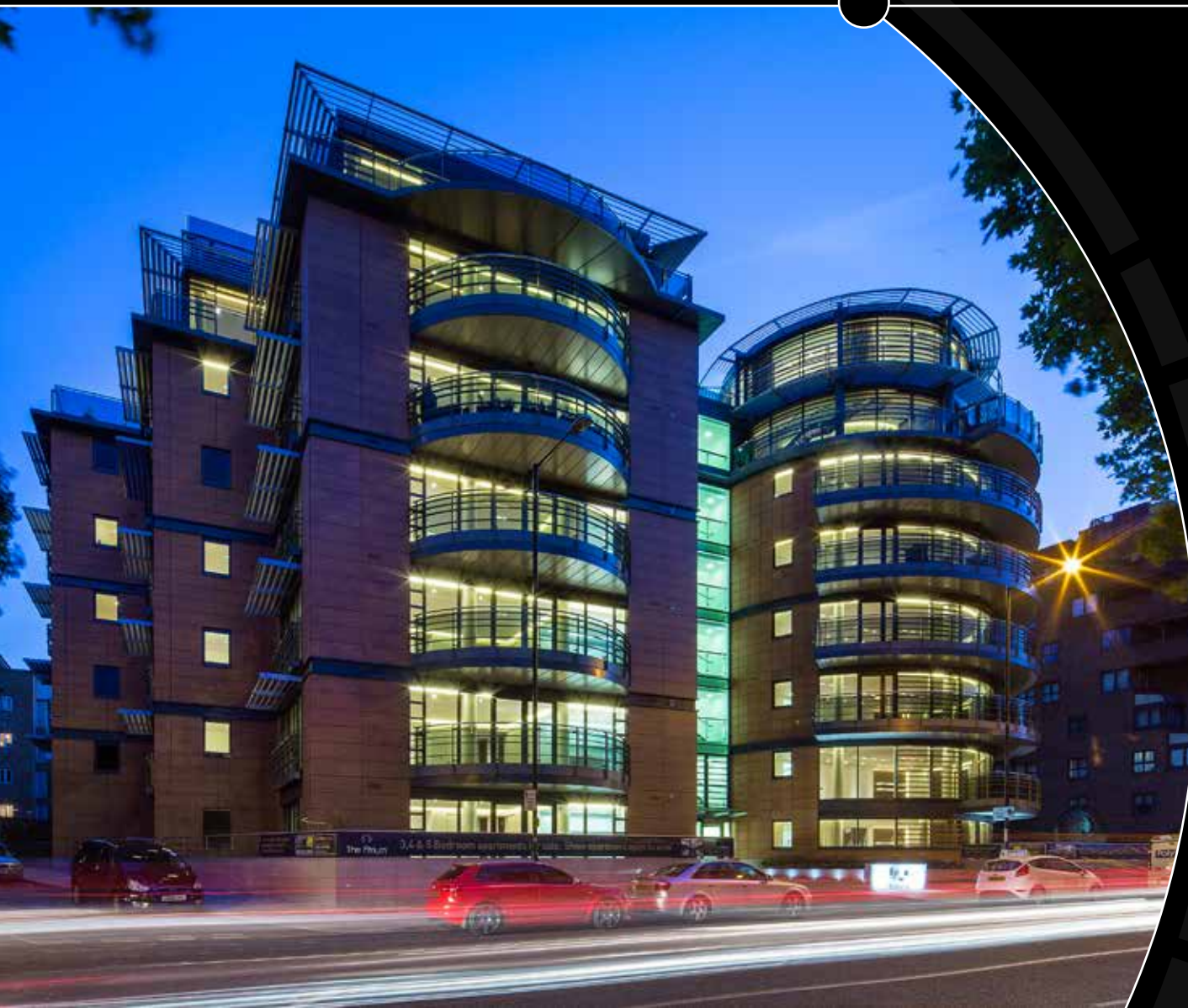


A GLORIOUS FIVE BEDROOM DUPLEX PENTHOUSE APARTMENT



PENTHOUSE B

THE ATRIUM

PARK ROAD LONDON NW8

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THE ATRIUM

PARK ROAD LONDON NW8



An opportunity to acquire a glorious five bedroom duplex penthouse apartment (392 sq m / 4,218 sq ft) set on the 6th and 7th floors of this landmark purpose built block. The penthouse features a spectacular principal bedroom looking majestically over Regent's Park and the canal towards Primrose Hill, with a decked patio and large sheltered roof garden. The interiors are designed and finished to the highest possible specification including smart technology home control systems, comfort cooling and underfloor heating, luxurious bathrooms and a state of the art kitchen. The apartment also benefits from a private equipped basement gymnasium (for exclusive use of the penthouse).







The Atrium is one of the finest new build blocks in St John's Wood and benefits from a 24 hour Harrods Estates run concierge service and lift access to all apartments. Superbly located in Zone 1 on Park Road overlooking Regent's Park, The Atrium is close to the beating heart of the city, whilst at the same time enjoying the tranquillity and exclusivity of an elegant residential area. Both St John's Wood and Baker Street Underground Stations (Jubilee, Circle, Hammersmith & City, Metropolitan and Bakerloo Lines) are within close proximity. The apartment has the added benefit of two underground parking spaces and a storeroom.



ACCOMMODATION

Principal Bedroom with Dressing Room, En-Suite Bathroom and Private Terrace, Bedroom 2 with Dressing Room and En-Suite Bathroom, 3 Further Bedrooms, 2 with En-Suite Bathrooms and 1 with En-Suite Shower Room, Fully Fitted Bulthaup Kitchen with Gaggenau Appliances, Reception Room incorporating Dining Area, Guest Cloakroom, Utility Room, Kitchenette.

AMENITIES

Savant Integrated Home Management Control System, (controlled by iPad, iPhone or iPod) with Remote Control Audio Visual Systems, Heating and Cooling Systems and Curtains/Blinds, Thermostatically Controlled Underfloor Heating and Comfort Cooling, Hardwood Decked Balcony, Decked Patio and Large Sheltered Roof Terrace, 2 Underground Parking Spaces, Storeroom, Harrods Estates run 24 Hour Concierge Service with Valet Parking, Private Equipped Basement Gymnasium (For exclusive use of The Penthouse).





The apartment has two underground parking spaces and a storeroom

COUNCIL TAX: WESTMINSTER (BAND H)

LEASEHOLD

PRICE ON APPLICATION

Savills St John's Wood
15 St John's Wood High Street
London NW8 7NG
020 3043 3600

savills.co.uk

savills

IMPORTANT NOTICE

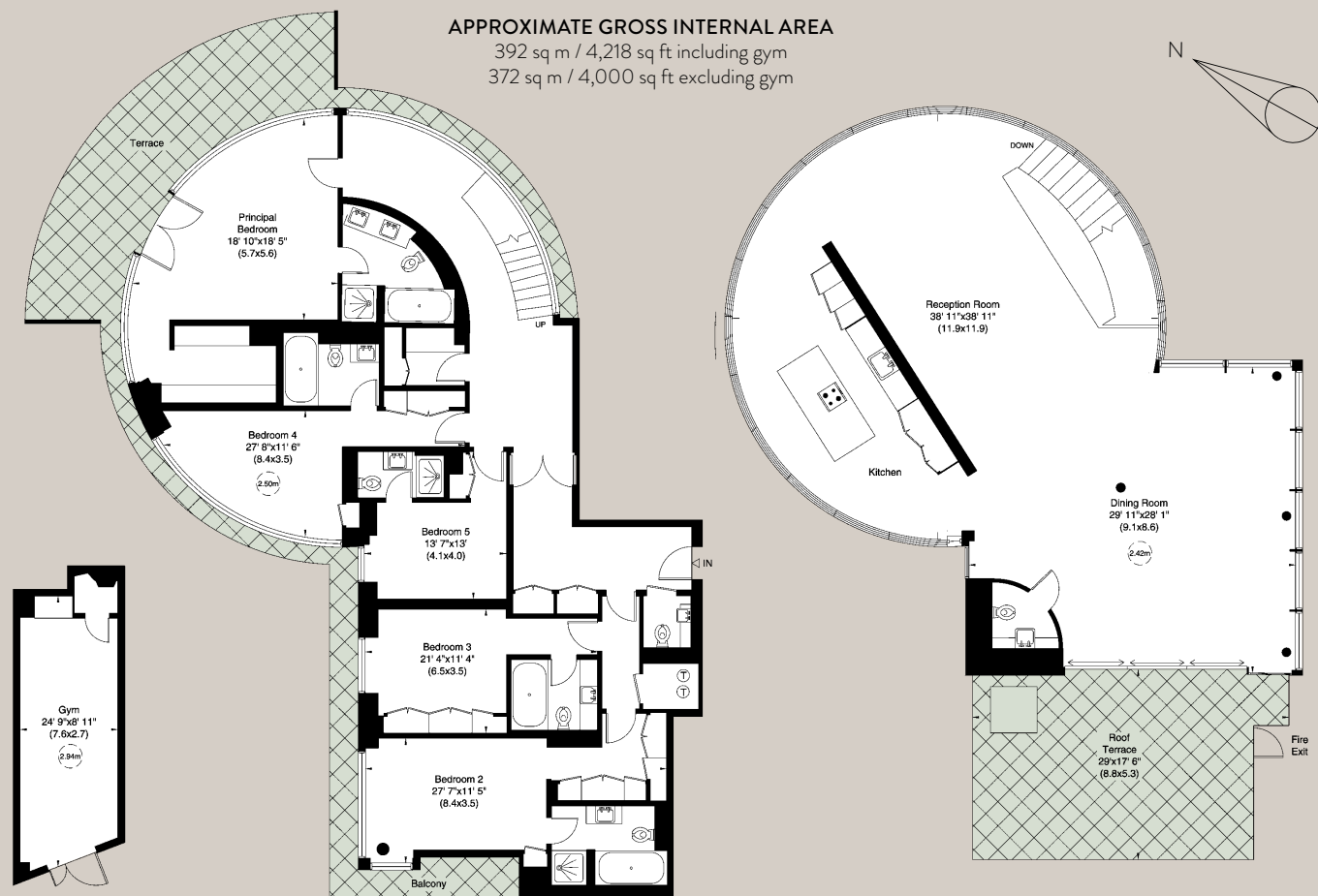
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

Brochure by twentyonefifty Tel: 020 8778 2150

APPROXIMATE GROSS INTERNAL AREA

392 sq m / 4,218 sq ft including gym

372 sq m / 4,000 sq ft excluding gym



BASEMENT

SIXTH FLOOR

SEVENTH FLOOR