



**AN ELEGANT TWO BEDROOM APARTMENT SITUATED ON THE THIRD FLOOR OF A
PRESTIGIOUS PORTERED BLOCK.**

NORTH GATE, PRINCE ALBERT ROAD, ST. JOHNS WOOD, LONDON, NW8

Guide Price £2,100,000 - Leasehold



Reception room • High ceilings throughout
• Two large bedrooms • Porter service

2 Bedrooms • 2 Bathrooms • 2 Receptions

Description

A well proportioned apartment situated on the third floor of this prestigious portered block located directly opposite Regent's Park. The apartment has excellent ceiling heights throughout and consists of a spacious reception room, a large dining area, a separate kitchen, a principle bedroom suite with generous built in wardrobes, a good sized second bedroom and a family bathroom. The apartment further benefits from the a lift, a porter service and off street parking on a first come first serve basis.

Location

North Gate is situated on the corner of Prince Albert Road and St. John's Wood High Street, opposite the open spaces of Regent's Park and within 0.1 miles to all of the amenities of St John's Wood High Street, including St John's Wood Underground Station (Jubilee Line).

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

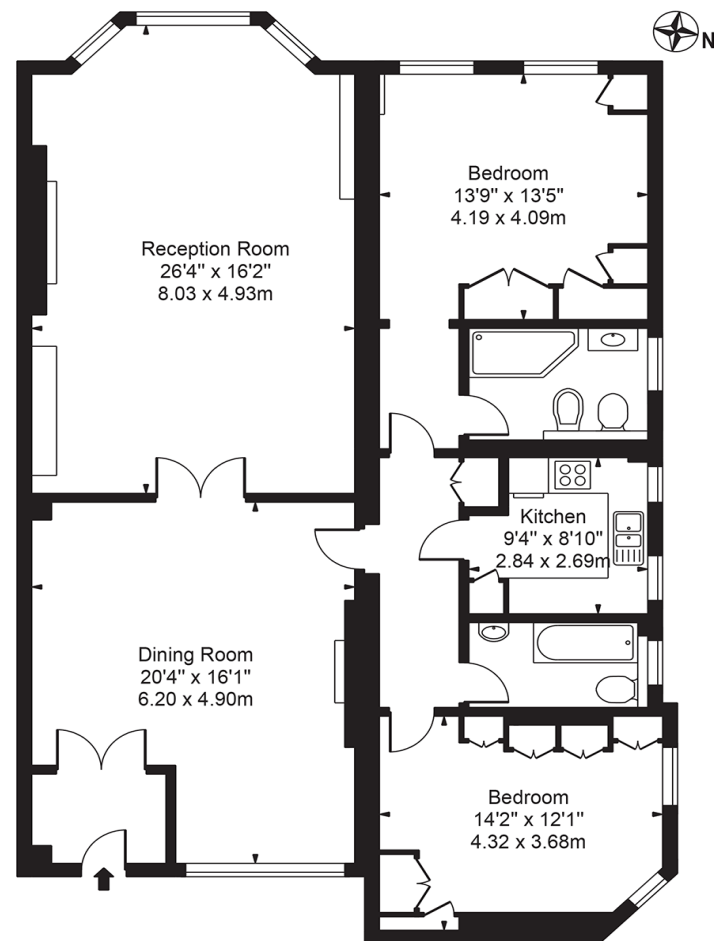
Viewing

Strictly by appointment with Savills.





North Gate, NW8 Approx. Gross Internal Area 1444 Sq Ft - 134.15 Sq M



Third Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
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.



St. John's Wood & Regents Park

Alicia Lindsay
alindsay@savills.com
+44 (0) 20 3043 3600

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190516LFEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(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