



A four bedroom lateral apartment with beautiful views of Regents Park

**St. James Close, St. John's Wood, London, NW8**

£2,675,000 Leasehold (approximately 103 years remaining)

savills



- Exceptional views of Regents Park • Balcony • Lock up garage and off street parking • Resident caretaker • Passenger lift

### About this property

A well-presented lateral apartment set within a purpose built block on the much sought after Prince Albert Road. The property is situated on the third floor of St. James Close and offers exceptional south facing views of Regents Park which is located directly opposite the building. Accommodation comprises of a double reception / dining room with access to a balcony, a separate eat in kitchen, a master bedroom with en-suite bathroom and a dressing room, three further bedrooms (two of which are en-suite) and a guest WC. Further benefits include a lock up garage and additional off street parking, a resident caretaker and a passenger lift.

### Local Information

St. James Close is conveniently located opposite Regent's Park and is approx. 0.5 miles from St John's Wood High Street which offers a variety of shops, restaurants and boutiques. Bus services are immediately to hand and provide excellent links to the West End and City with St John's Wood Underground station (Jubilee Line) is approx. 0.7 miles away.

### Tenure

Leasehold (approximately 103 years remaining)

**Local Authority** - City Of Westminster

**Energy Performance** - EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 20 3043 3600.





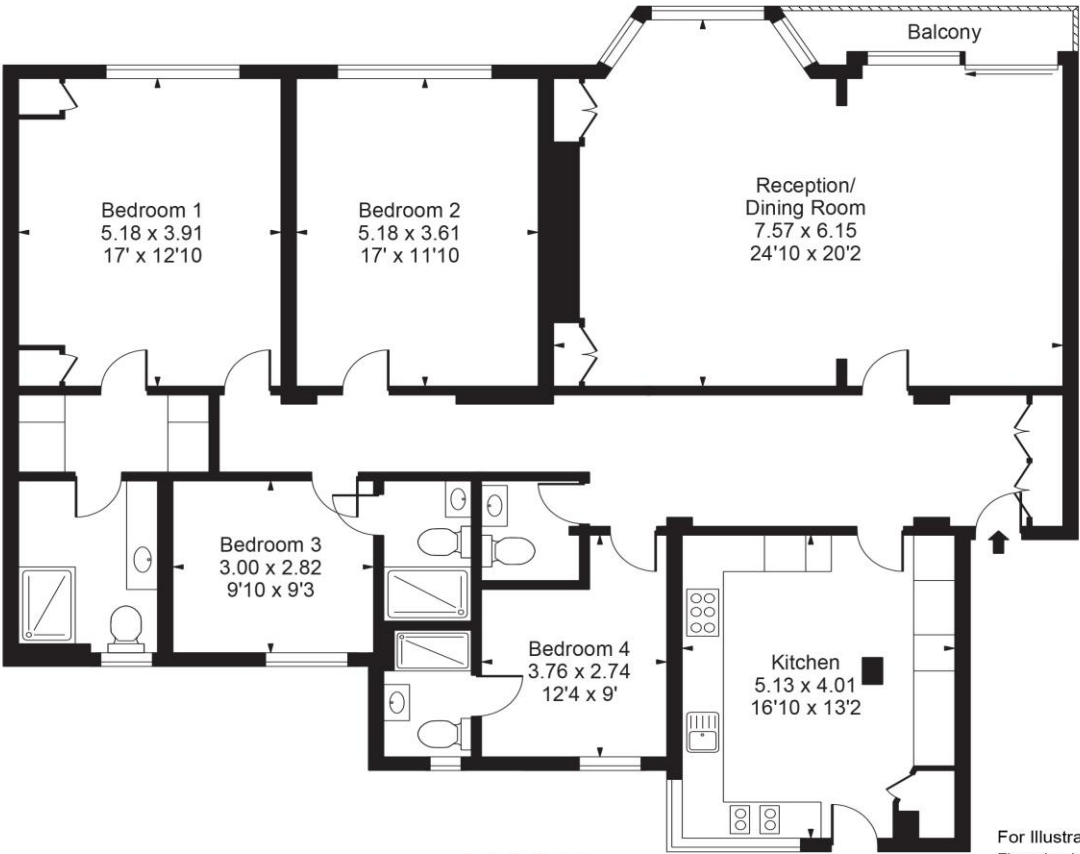


St. James Close, St. John's Wood, London, NW8  
Gross Internal Area 1852 sq ft, 172.05 m<sup>2</sup>

Alicia Lindsay  
St. John's Wood & Regents Park  
+44 (0) 20 3043 3600  
alindsay@savills.com

 |  savills | savills.co.uk

St. James Close  
Gross Internal Area(Approx)  
Total = 172.05 Sq m / 1852 Sq ft



Third Floor

For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.  
Produces exclusively for Savills

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	<div>71</div>	<div>82</div>		
A				
(81-91)				
B				
(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		

**Important Notice** Savills, its 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. 20210506LEDL

