

PARK ROAD, REGENTS PARK, LONDON NW8  
£995 PW

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**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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### PROPERTY DESCRIPTION

Situated on the 1st floor of an esteemed mansion block, this remarkable two-bedroom apartment is moments from Regents Park. With over 900 square feet of living space, it comprises two spacious double bedrooms, each with an en-suite bathroom. The apartment also features a generously sized dual-aspect reception room, a dining room, a modern fitted kitchen, and a convenient guest cloakroom.

Nestled directly opposite one of the entrances to Regent's Park, this elegant apartment building provides access to a range of sporting facilities, including the largest outdoor sports area in central London. Additionally, it offers easy proximity to the renowned Lords Cricket Ground and the expansive greenery of Regent's Park, as well as the vibrant array of local shops, bars, and restaurants on St. John's Wood High Street.

Strathmore Court, an illustrious Art Deco Mansion block, is located in one of NW8's most prestigious residential areas, affording its apartments stunning views over Regent's Park. The property is equipped with a lift and porterage services and is conveniently situated near the abundant shopping opportunities of the West End.

Strathmore Court is an ideal residence for young professionals, students, and families, owing to its close proximity to the West End, as well as its accessibility to esteemed educational institutions such as the London Business School, University of Westminster, and the Royal College of Physicians.



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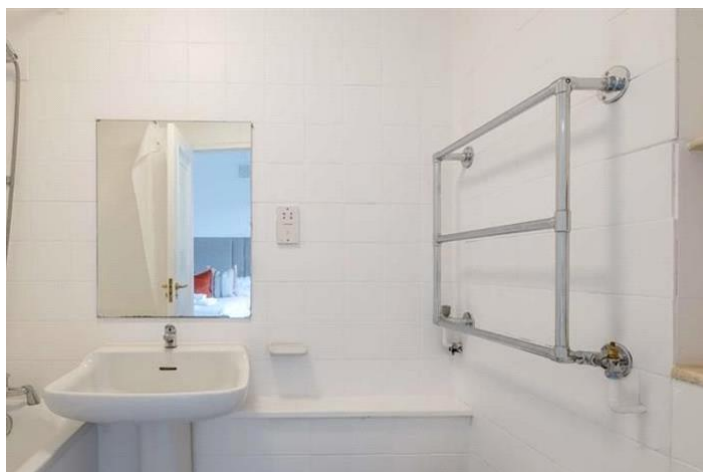
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|  |  |   |
|--|--|---|
| <b>FLAT 17</b><br><b>STRATHMORE COURT</b><br><b>PARK ROAD NW8</b>  | Approx Gross Internal Area*<br><br><b>924 Ft<sup>2</sup> - 85.84 M<sup>2</sup></b> | Developed and Sold by:<br><br><b>B K R</b><br><br>Burrells House, 5-7 Burrells Road<br>London, SW19 3JG<br><br>Tel: 0845 257 3333<br>Fax: 0845 257 3334<br>info@bkr.co.uk<br>www.bkr.co.uk<br>C. BKR 2014 |
| <b>First Floor</b>   |  |   |
| * As Defined by RICS - Code of Measuring Practice<br><br>Illustration For Identification Purposes Only. Not to Scale<br>All Calculations include Any/All Areas Under 1.5m Head Height. |  |   |



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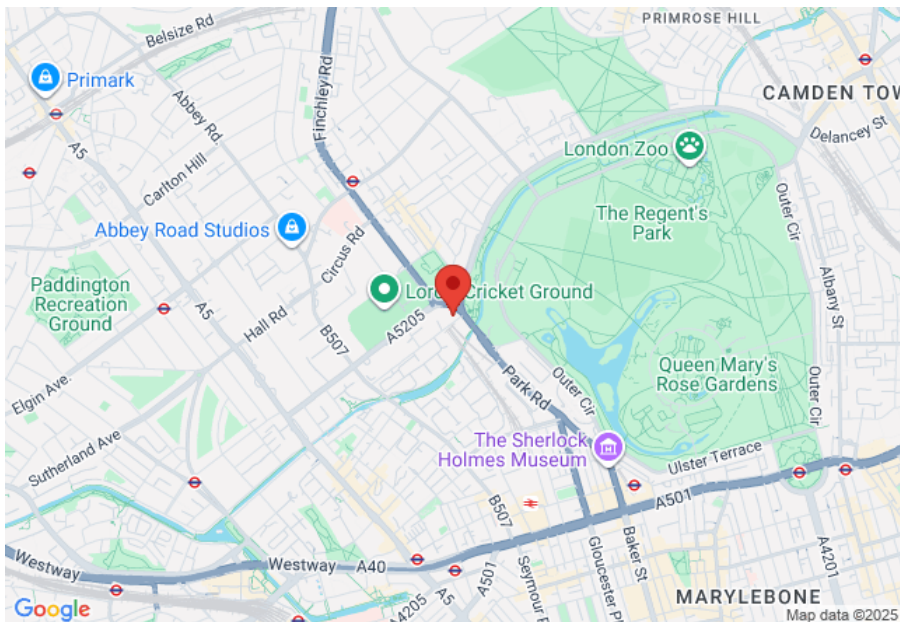
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   | 69                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

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