

ST JOHN'S WOOD, LONDON NW8  
£1,615 PW

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**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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### PROPERTY DESCRIPTION

Beautiful Three-Bedroom Apartment moments from Regent's Park.

This exceptional three-bedroom apartment is located on the third floor of Strathmore Court, a prestigious Art Deco mansion block in one of NW8's premier residential locations. Spanning over 1,700 sq ft, the apartment combines elegance, space, and comfort, making it ideal for refined city living.

The property boasts a spacious reception room, perfect for both entertaining and relaxing. Large windows provide an abundance of natural light and offer views over Regent's Park. The apartment also features a fully fitted kitchen and dining area, ideal for everyday living and hosting.

Accommodation comprises three generously sized bedrooms and two family bathrooms, each designed to provide comfort, privacy. Ample built-in storage ensures a clutter-free environment.

Residents enjoy lift access, on-site portage, and a prime position in St John's Wood. The apartment is moments from Lord's Cricket Ground and directly opposite Regent's Park, home to London Zoo. Nearby, St John's Wood High Street offers boutique shops, vibrant bars, and restaurants. The location is ideal for professionals and students, with convenient access to leading institutions such as London Business School, the University of Westminster, and the Royal College of Physicians.



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|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>FLAT 7</b><br><b>STRATHMORE COURT</b><br><b>PARK ROAD NW8</b> | <b>Approx Gross Internal Area*</b><br><br><b>1791 Sq Ft • 166.38 Sq M</b>                                    | <small>Surveyed and Drawn By:</small><br><b>BKR</b><br><br><small>Sunley Hall House, 5-7 Sunley Hall Road<br/>London, SW15 2JG</small> |
| <b>Third Floor</b>                                               | <small>Tel: 0844 217 3033<br/>Fax: 0844 217 3034<br/>info@bkr.co.uk<br/>www.bkr.co.uk<br/>© BKR 2014</small> |                                                                                                                                        |

\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale  
All Calculations include Any/all Areas Under 1.5m Head Height.



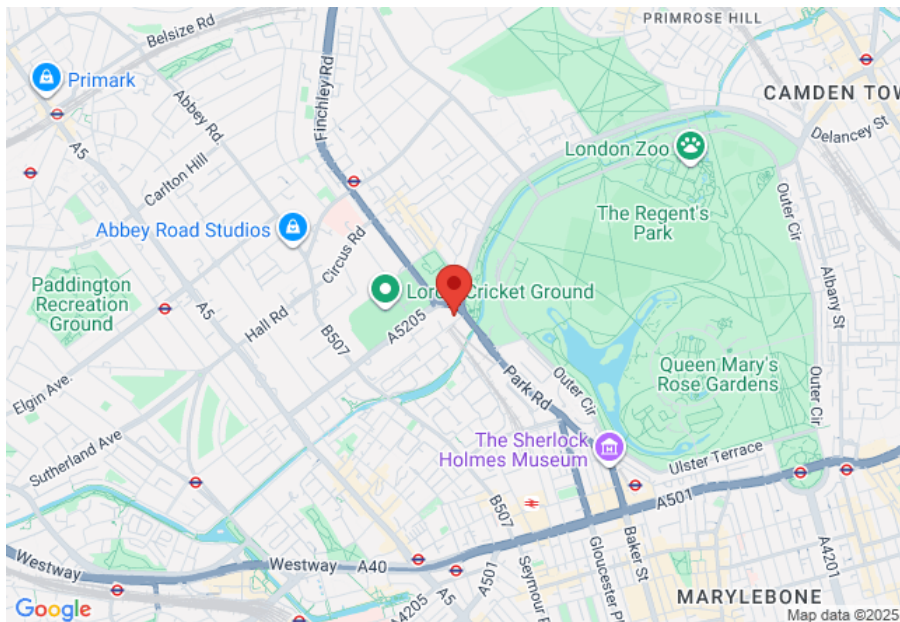
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 70                      | 74        |
| (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

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