

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

Excellent Three Bedroom Apartment moments from Regent's Park.

A newly refurbished and exceptionally spacious three bedroom, two bathroom apartment situated within the highly regarded Strathmore Court, offering generous accommodation of approximately 1,791 sq ft and moments from Regent's Park. The property is available to rent furnished or unfurnished and is located on the third floor, benefiting from on-site porterage, lift service, and superfast broadband.

The apartment boasts a well-proportioned layout, including an impressive principal bedroom with a dressing room, while the remaining bedrooms are generously sized with fitted wardrobes and are served by a modern family bathroom. The spacious living room features a dedicated dining area, complemented by a large, fully integrated kitchen providing ample storage and preparation space.

Ideally positioned moments from Regent's Park and Lord's Cricket Ground, with St John's Wood High Street just a short walk away, offering a range of boutique shops, cafés, bars and high-end restaurants.

The apartment is ideally suited to small families, professionals or students, offering excellent access to the West End and close proximity to leading institutions including London Business School, the University of Westminster and the Royal College of Physicians. Further benefits include eligibility for a Westminster parking permit, making this an excellent opportunity to secure a high-quality home in one of London's most desirable residential locations.



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**FLAT 7  
STRATHMORE COURT  
PARK ROAD NW8**

Third Floor

\* As Defined by RICS - Code of Measuring Practice

Approx Gross Internal Area\*  
1791 Sq Ft - 166.38 Sq M

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

Surveyed and Drawn by:  
**BKR**  
Sunnyhill House, 5/7 Sunnyhill Road  
London, SW10 3JG  
Tel: 0845 327 2023  
Fax: 0845 327 2024  
[info@bkr-uk.com](mailto:info@bkr-uk.com)  
[www.bkr-uk.com](http://www.bkr-uk.com)  
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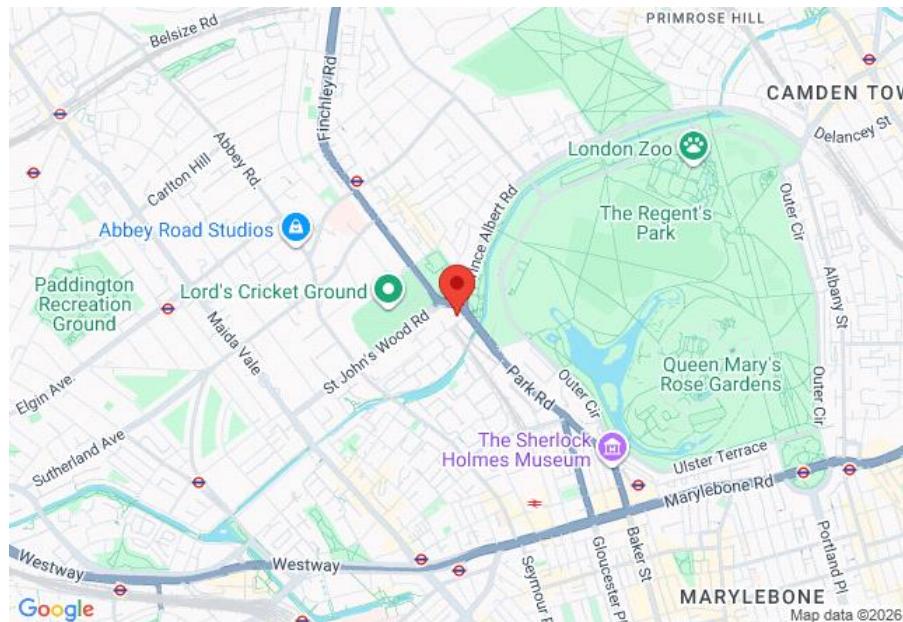
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	74
EU Directive 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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