

ST JOHN'S WOOD, LONDON NW8

£2,090 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Beautiful five-bedroom apartment, situated on the first floor of a prestigious mansion block. With over 2523 sq ft of exquisite living space, this residence offers a truly remarkable experience. The apartment offers beautiful views over Regents Park, creating a serene and picturesque backdrop and boasts ample storage space, ensuring a clutter-free environment. The double-volume reception room exudes sophistication, providing a grand space for entertaining and relaxation.

This remarkable apartment features five spacious bedrooms, two family-size bathrooms, providing ample accommodation for both residents and guests. Each room is thoughtfully designed to offer comfort, privacy, and a sense of luxury. The fitted kitchen and dining offers a perfect setting for culinary delights and shared meals.

Location-wise, this apartment offers easy access to renowned landmarks such as Lords Cricket Ground and the expansive Regent's Park. Immerse yourself in the vibrant atmosphere of St John's Wood High Street, with its array of shops, bars, and restaurants, catering to your every need.

### Financial Summary:

- Holding Deposit= £2,030 (1 week's rent- this is taken off the total security deposit)
- Security Deposit= £6,766.67 (1 calendar month's rent, less holding deposit)
- 1 calendar months rent= £8,796.67

Total amount payable= £17,593.33

Council Tax band- H

EPC rating- C

Strathmore Court is a prestigious Art Deco Mansion block located in one of NW8's premier residential locations, with apartments benefiting from fabulous views over Regent's Park. The property benefits from a lift, portage and is close to the myriad of shopping opportunities of the West End.

The building is close to the famous Lords Cricket ground and opposite the beautiful Grade I listed Regent's Park, home to London Zoo. The award winning St John's Wood High Street is a few minutes away, with numerous boutique shops, vibrant bars and high end restaurants.

Strathmore Court would be ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as London Business School, University of Westminster and the Royal College of Physicians.

The apartment benefits from a Westminster parking permit.



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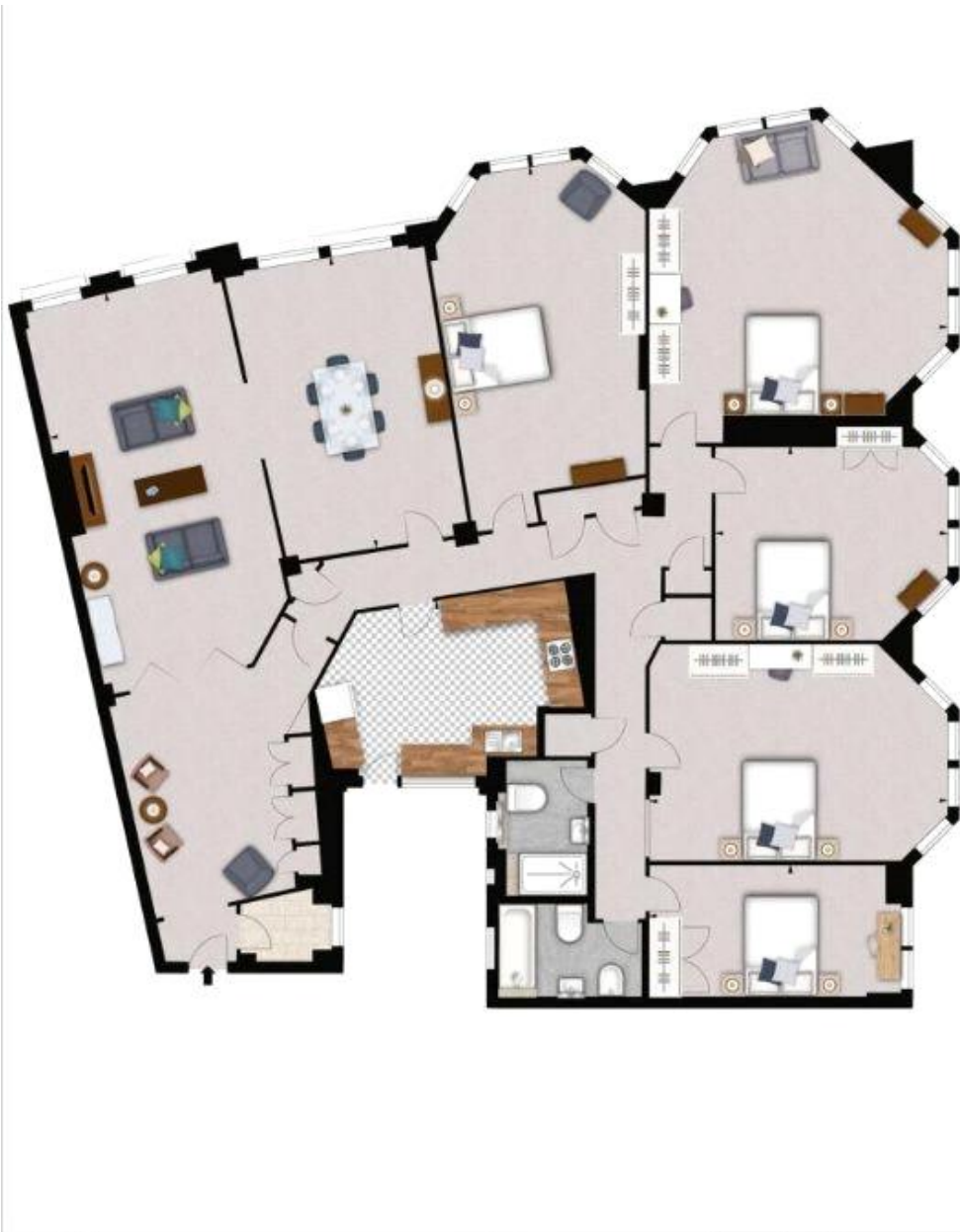
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<p><b>FLAT 15</b>  <b>STRATHMORE COURT</b>  <b>PARK ROAD NW8</b></p> <p>First Floor</p>	<p>Approx Gross Internal Area*</p> <p>2523 Sq Ft - 234.39 Sq M</p>	<p><small>Surrey and Downs Ltd</small></p> <p><b>BKR</b></p> <p><small>Sunnyhill House, 3-7 Buryhill Road,          London, SW16 2UG</small></p> <p><small>Tel: 0843 257 2023          Fax: 0843 257 2024</small></p>
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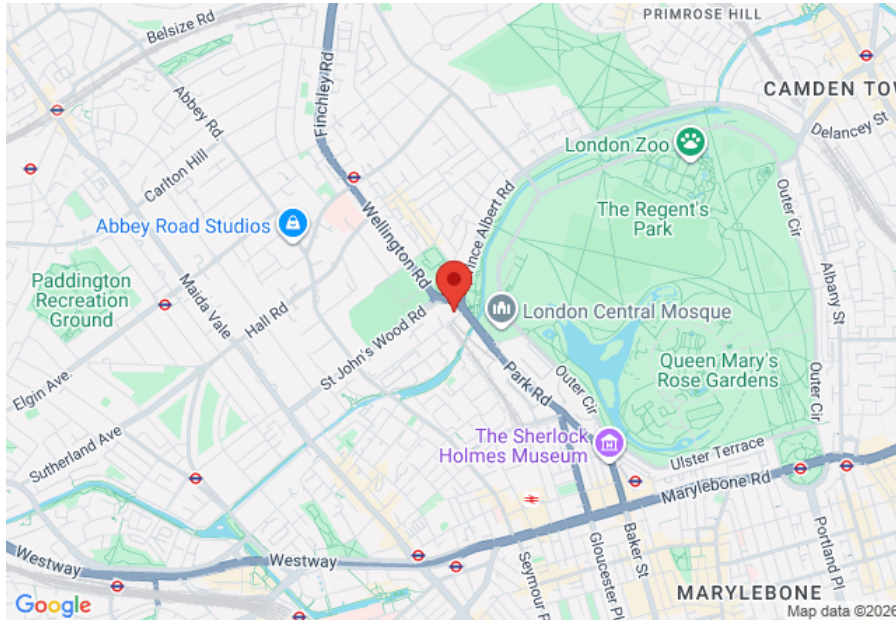
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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