

PARK ROAD, ST JOHN'S WOOD, LONDON NW8  
£2,015 PW



**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

Spacious five/six-bedroom apartment, spanning over 2,300 sq ft, is situated within a prestigious mansion block and boasts stunning views over Regent's Park.

Offering a versatile layout, the property features a large reception room, a well-appointed fitted kitchen, and a dining room. The accommodation includes five generously sized bedrooms, two modern family bathrooms, and a convenient cloakroom, providing ample living space for family or entertaining.

Located in one of London's most sought-after addresses, this apartment combines elegant design, flexible functionality, and breathtaking surroundings for an exceptional living experience.

This apartment offers exceptional convenience, with easy access to the iconic Lord's Cricket Ground, the expansive Regent's Park, and the vibrant selection of shops, bars, and restaurants on St John's Wood High Street.

Strathmore Court is ideally situated within a 10-minute walk from St John's Wood Underground Station (Jubilee Line) and Marylebone Station (Bakerloo Line and National Rail). Its prime location makes it an excellent choice for young professionals or students, thanks to its proximity to the West End and prestigious institutions like the London Business School, University of Westminster, and Royal College of Physicians.

#### Parks and Green Spaces

Nearby, the stunning Regent's Park spans 395 acres, offering a serene escape with its picturesque landscapes, including a rose garden featuring over 12,000 roses. The park is also home to the London Zoo and the renowned Open Air Theatre, making it a hub of natural beauty and cultural activities.

#### Shopping and Dining in St John's Wood

The charming St John's Wood High Street boasts a delightful mix of fashion boutiques, gourmet delis, and restaurants, alongside organic food shops, catering to every taste and lifestyle. This apartment's location combines tranquil green spaces with vibrant city living, providing the perfect balance for its residents.



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**FLAT 3  
STRATHMORE COURT  
PARK ROAD NW8**

Fourth Floor

Approx Gross Internal Area\*  
2391 Ft<sup>2</sup> - 222.12 M<sup>2</sup>

Surveyed and Drawn By  
**BKR**

Surveyed at: 11/11/2014  
London, SW19 3JG  
Tel: 0845 257 2022  
Fax: 0845 207 2024  
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www.bkrforplanning.co.uk  
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\* As Defined by RICS - Code of Measuring Practice

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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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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