

STRATHMORE COURT, PARK ROAD, LONDON NW8 7HY



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A very spacious two bedroom, one bathroom flat in St John's Wood, on the second floor of a well maintained portered apartment building located within moments of Regents Park's open spaces. Both bedrooms are generously proportioned whilst the living room extends to 30 feet / 9.2 metres. The flat is well placed for the many universities and colleges of central London. and is within a 10 minute walk of St John's Wood underground station (Jubilee Line) and approximately 13 minutes to Baker Street station (Bakerloo, Circle, Jubilee, Hammersmith & City and Metropolitan lines). The world renowned shops, theatres, museums and restaurants of the West End are within a short bus ride.

- 2 BEDROOMS • BATHROOM • LARGE RECEPTION ROOM • KITCHEN/BREAKFAST ROOM • GUEST CLOAKROOM • LIFT • PORTER • DEDICATED PROPERTY MANAGER • CLOSE TO REGENTS PARK • PET FRIENDLY

EPC Rating: D Council Tax Band: F

**£920 PER WEEK**  
**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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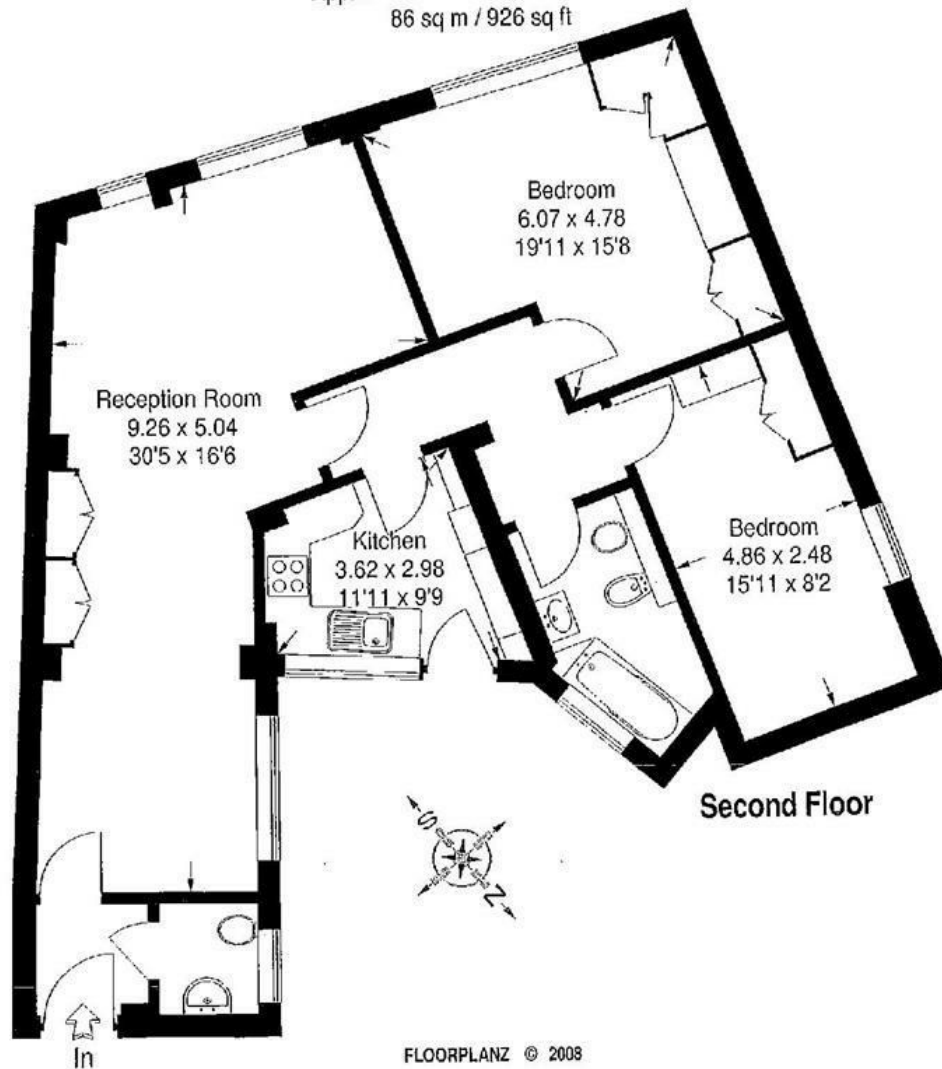






# Flat 12, Strathmore Court, Park Road, NW8

Approximate Gross Internal Area :-  
86 sq m / 926 sq ft



Second Floor

FLOORPLANZ © 2008

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This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.