



Prince Albert Road, NW8  
A Guide Price Of £7,500,000  
Share of Freehold

Anderson//Rose



## Prince Albert Road, NW8

This is a very rare opportunity to acquire a truly sensational lateral penthouse apartment on the top floor of a luxury mansion block.

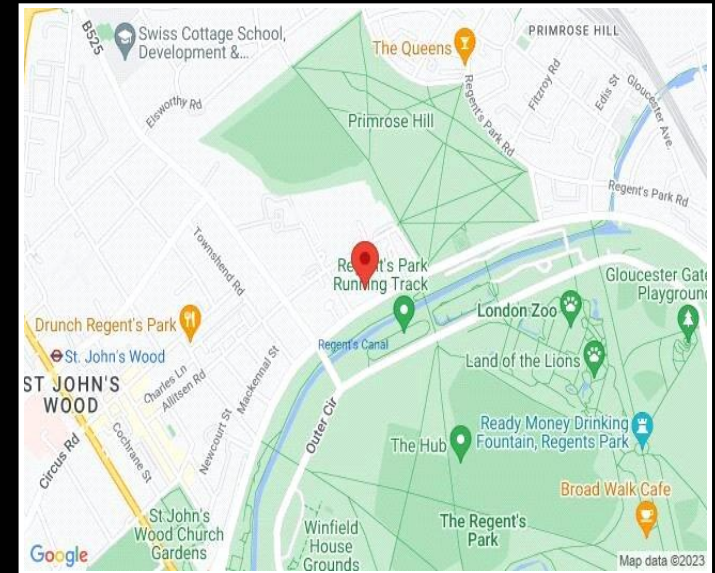
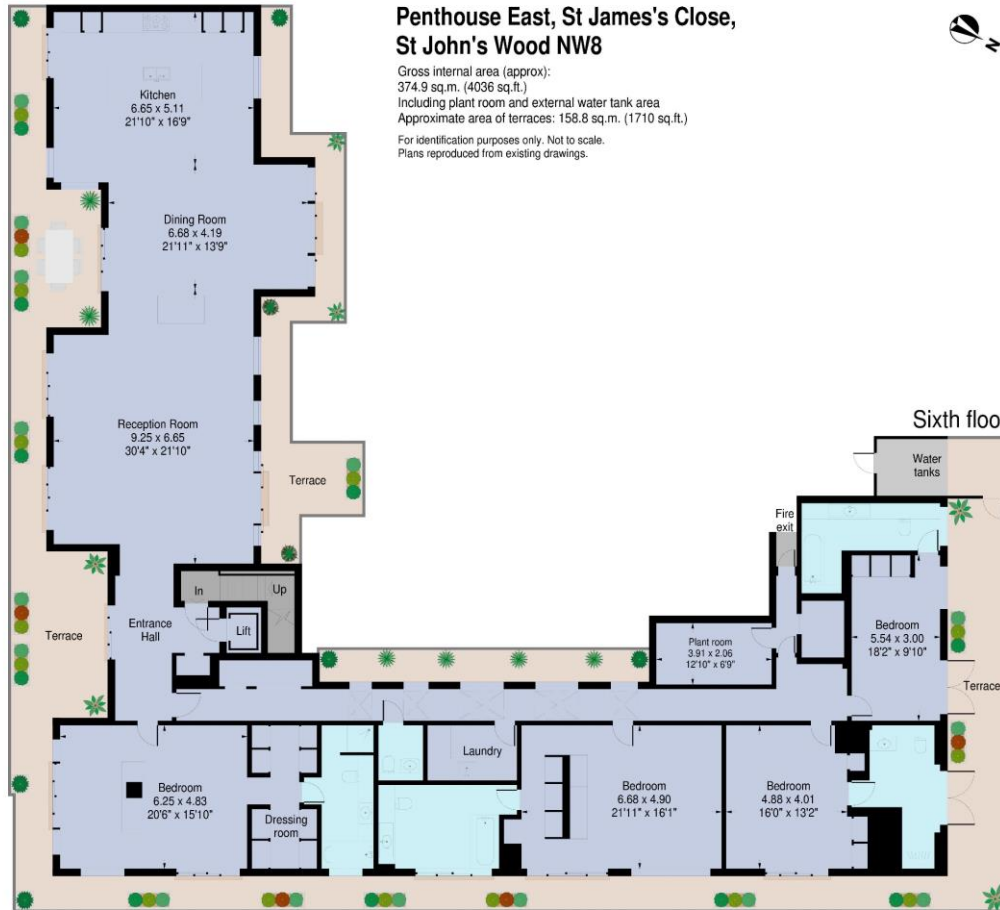
The property spans over 4000 sq ft and has been finished to an exceptionally high standard throughout. Focused around a spectacular reception, dining and kitchen space that has been moulded into one, and is filled with an abundance of natural daylight produced from its array of floor to ceiling windows (a regular theme throughout) that directly look onto his majesties Regents Park open green space and boating lakes, as well as incredible unrestricted views across London's skyline. The property further comprises of a stunning principle suite with a large walk in wardrobe, three further double bedrooms all with en-suite bathrooms, a separate utility room, guest cloakroom and a stunning roof terrace that wraps around the entire property. The flat further benefits from the buildings porter service, passenger lift which opens directly into the apartment, A/C, Audio & Lighting Lutron controlled system, allocated off street parking for two cars and a share of the buildings freehold.

St James Close is a desirable purpose-built mansion block on Prince Albert Road which runs adjacent to Regents Park. If this park wasn't enough, the famous Primrose Hill Park is just around the corner. Both Primrose Hill Village and St Johns Wood High-Street and their array of boutique, shops, cafe's bakeries, and restaurants are just down the road, whilst Marylebone village is also across the other side of Regents Park and easily accessible. The nearest tube is St John's Wood, Jubilee Line which provides an efficient commute across the capital.

*Ref PCL230143*

A guide price of £8,200,000  
Share of Freehold





| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | <b>78</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 |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.