



NORTH GATE, LONDON, NW8 £4,650,000 LEASEHOLD

A beautifully crafted and most elegant fourth floor (with Lift) lateral four bedroom family apartment of this most desirable portered building on Prince Albert Road, approximately 2,800 sq. ft. which has been sympathetically refurbished by the current owner to combine wonderful period features with contemporary fixtures.

The property benefits from exceptional high ceilings and is one of the largest apartments in the building. North Gate is ideally located opposite the open green spaces of Regent's Park and within 100 metres of St John's Wood High Street.

Principal Bedroom With En Suite Bathroom & Walk In Wardrobe | Second Bedroom With En Suite Shower Room | Two Further Bedrooms | Family Bathroom | Guest WC | Reception Rooms | Kitchen/Breakfast Room | Dining Room | Drawing Room | Lift Access | Utility Room | Storage Room | Porterage | Communal Gardens | Off Street Parking - First Come First Serve | Leasehold

View our virtual tour here: <https://youtu.be/-GEYtRrJpiA>

Winkworth

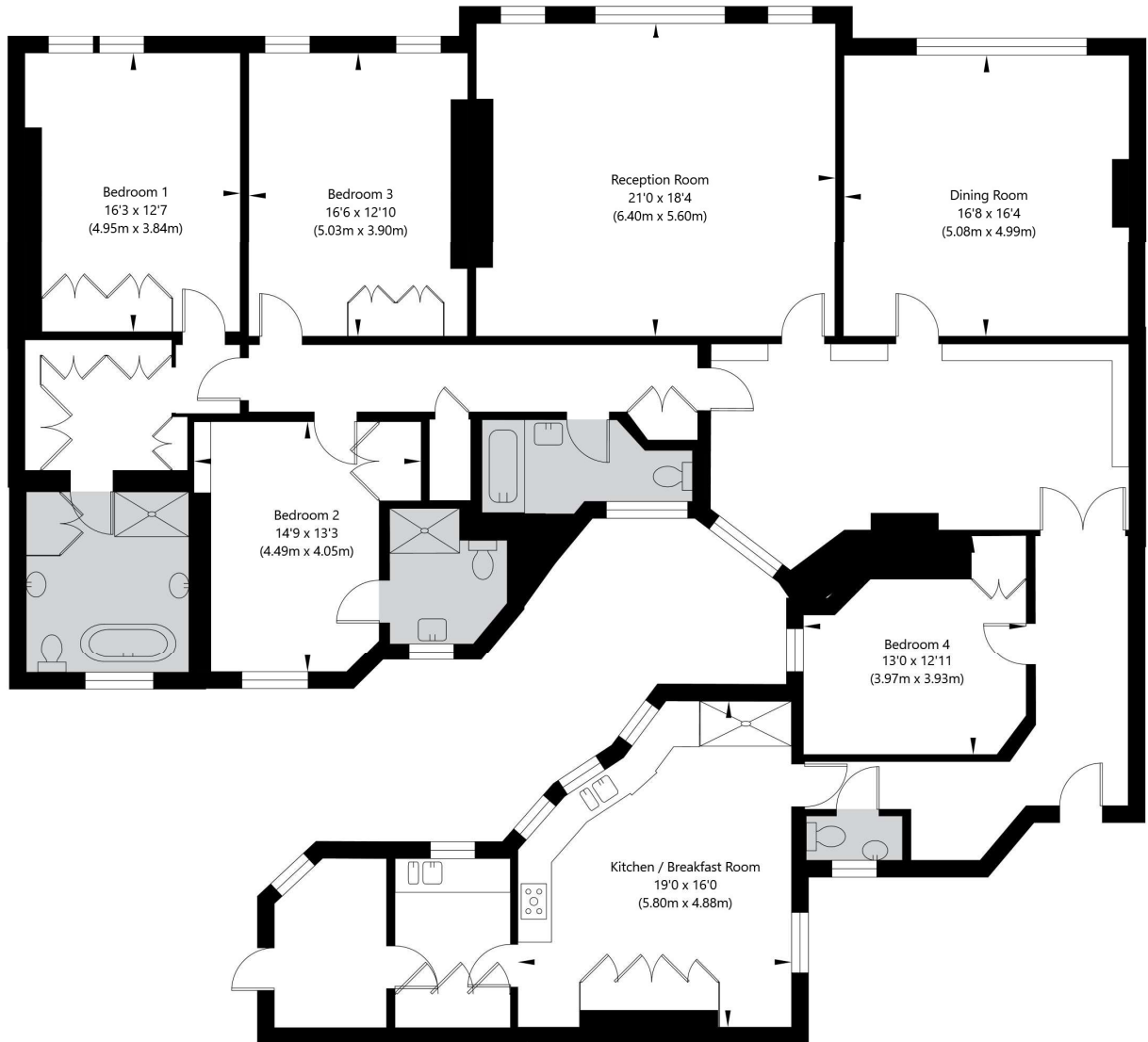
for every step...

winkworth.co.uk/st-johns-wood



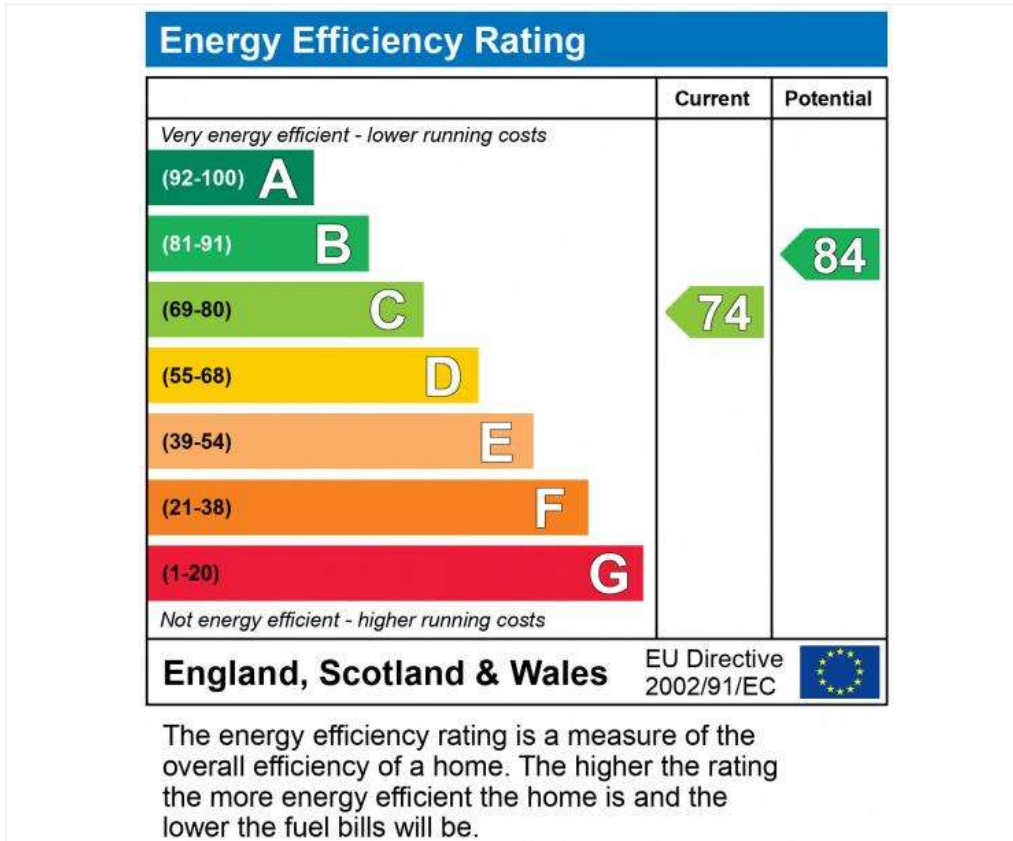
North Gate, Prince Albert Road, London, NW8 7EG

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 240.46 SQ M / 2800 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 260.46 SQ M / 2800 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK



Tenure: Leasehold

Term: Expires - 01/01/2158

Service Charge: £21078.12 per annum

Ground Rent: £ 390 Annually (subject to increase)

Council Tax Band: H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL
020 7586 7001 |



for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.