

STRATHMORE COURT, ST JOHN'S WOOD, NW8





### Key Features

- Magnificent four-bedroom penthouse apartment
- Fabulously large reception area with modern furnishings
- Interior designed kitchen with high-gloss worktops
- Pet friendly, onsite building manager, 24-hour helpline
- Close to local amenities within St John's Wood

### Description

A magnificent four-bedroom penthouse apartment situated on the 6th floor of the prestigious Strathmore Court mansion block. It comprises a fabulously large reception area, interior designed to the highest standard with beautiful contemporary furnishings and soft carpeting throughout. The stunning modern kitchen is fully fitted with appliances and high gloss worktops. It is the perfect social space, with an adjoining living and dining area complete with a six-seater dining table and surrounded by wonderful views of Regent's Park. The four bathrooms are stylish and modern, with an attractive dark grey wall tiling design as well as a bath in the master bedroom ensuite. The four luxurious double bedrooms feature large built-in wardrobes and ample storage space. Set within a quiet, private portered building, the apartment is pet friendly and available either furnished or unfurnished. It also benefits from a lift, an onsite building manager and a 24-hour helpline for maintenance and emergencies.

### Situation

It is located in the affluent area of St John's Wood, close to plenty of shops, restaurants and local amenities. The travel links are extensive, with St John's Wood tube station (Jubilee line) just a short walk away, as well as Marylebone (Bakerloo line) and Baker Street (Jubilee, Metropolitan, Bakerloo, Circle and Hammersmith & City lines).

## STRATHMORE COURT, ST JOHN'S WOOD, NW8

## Terms

**Price:** £2,205.00 per week

**Furnished/Unfurnished:** Furnished or Unfurnished

**Local Authority/Council Tax:** Westminster Band G £1,520.09

**Viewing** To view call 020 7043 8431

**Parking** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees.

We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		73
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



M2property

M2 Property | 6 Roland Gardens | South Kensington | London SW7 3PH T 020 7043 8432 E info@m2property.com www.m2property.com

We have prepared these property particulars for the general guidance of intending purchasers or lessees. They are not designed to constitute a part of an offer or contract. For the purpose of the Property Misdescriptions Act 1991 and subsequent amendments we have taken all reasonable steps to ensure the accuracy of the details contained herein, however such statements are not to be relied on as a representation of fact and do not constitute any warranty or representation by M2 Property or the Vendors or Lessors. All photographs, measurements, floor plans and distances are given as a guide and should be checked before purchasing furniture, carpets, fixtures or fittings. Intending Purchasers or Lessees should satisfy themselves as to the accuracy of each of the statements contained in these particulars and should rely solely upon their own judgement, inspection and enquiries before entering into any contract. The floor plan if shown is intended as a guide to layout only and must not be relied on for any other purpose. It is not to scale. The copyright of all details, photographs and floor plans contained in these property particulars remain exclusive to M2 Property.