

North Gate, Prince Albert Road NW8

---



# North Gate, Prince Albert Road NW8

An incredibly rare opportunity to acquire this four bedroom, three reception room apartment with a balcony situated in the highly desirable North Gate. The apartment spans across 2,934 sq ft and offers far reaching south east views over Regents Park.

Standing proudly over looking Regent's Park on Prince Albert Road at the foot of St John's Wood High Street, North Gate is an elegant Edwardian mansion block built circa 1907 on the site of Portland Terrace. At the turn of the 20th century, it became popular for wealthy families to live in mansion blocks, largely due to the invention of the hydraulic lift.



**Asking price:** £4,850,000

**Tenure:** Share of freehold plus leasehold, approximately 103 years remaining

**Service charge:** Approximately £20,000 per annum\*

**Ground rent:** A peppercorn

**Local authority:** City of Westminster

**Council tax band:** H





\*Please note that we have been unable to confirm the next review dates for the service charge. You should ensure that you or your advisors make your own inquiries.

#### Location description

St John's Wood offers a plethora of shops, restaurants and boutiques. Excellent transport links to the West End and City, with St John's Wood Underground Station (Jubilee Line) within close proximity. Lord's Cricket Ground, the wide open spaces of Primrose Hill and London Zoo are quite literally 'on your doorstep'.



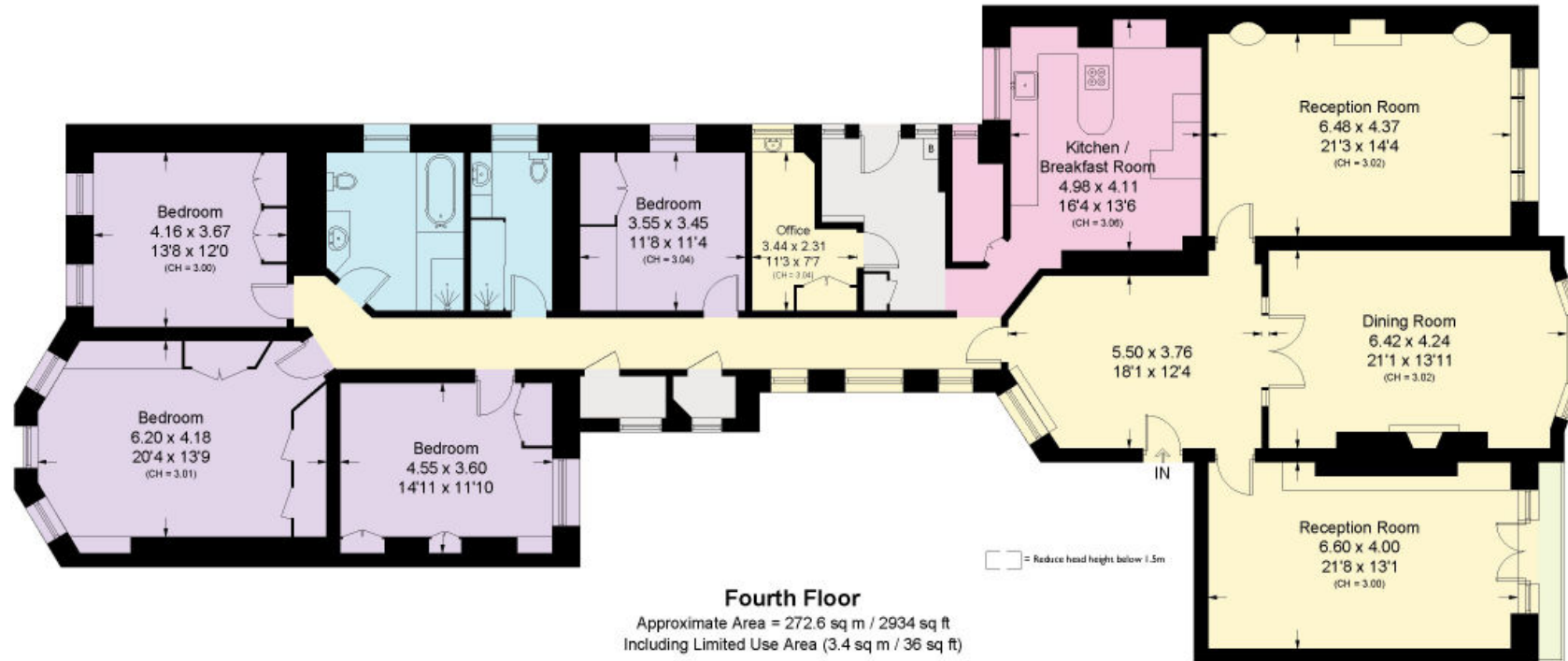




## North Gate, NW8

Approximate Area = 272.6 sq m / 2934 sq ft  
Including Limited Use Area (3.4 sq m / 36 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
St John's Wood  
5-7 Wellington Pl  
London  
NW8 7PB  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Sam Krisman**  
+44 20 7483 8337  
[sam.krisman@knightfrank.com](mailto:sam.krisman@knightfrank.com)

**Tim Perks**  
+44 20 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has 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). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: 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. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2023. Photographs and videos dated December 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.