



Prince Regent Court, Avenue Road NW8



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An excellent two bedroom apartment (1,335 sq ft/124 sqm) set on the ground floor of a sought-after purpose built building with 24 hour concierge and secure underground parking.

The apartment, entered through a generous entrance hall, features an outstanding 26ft double aspect reception room, separate kitchen, large principal bedroom with en suite bathroom and built in wardrobes, second bedroom with en suite shower room and guest cloakroom/WC.

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



**Guide price:** £1,250,000

**Tenure:** Leasehold: approximately 958 years remaining

**Service charge:** £10,694.40 per annum, paid quarterly\*

**Local authority:** City of Westminster

**Council tax band:** G

## Location

Prince Regent Court is superbly located on one of London's most prestigious roads. It is close to the open spaces of both Primrose Hill and Regent's Park, situated on the eastern side of Avenue Road, adjacent to the western edge of Primrose Hill. The property is ideally located for the local amenities of St John's Wood High Street (0.6 miles walk), Primrose Hill (0.8 miles walk) and Regent's Park (0.5 miles walk), where one can find an abundance of shops, cafes, restaurants and green spaces. Mayfair is 12 minute drive from where one can find some of London's finest shops and restaurants. There are many independent schools in the surrounding area that are easily accessed, including The American School in London, which is 9 minute walk (0.4 miles). All distances and times are approximate.



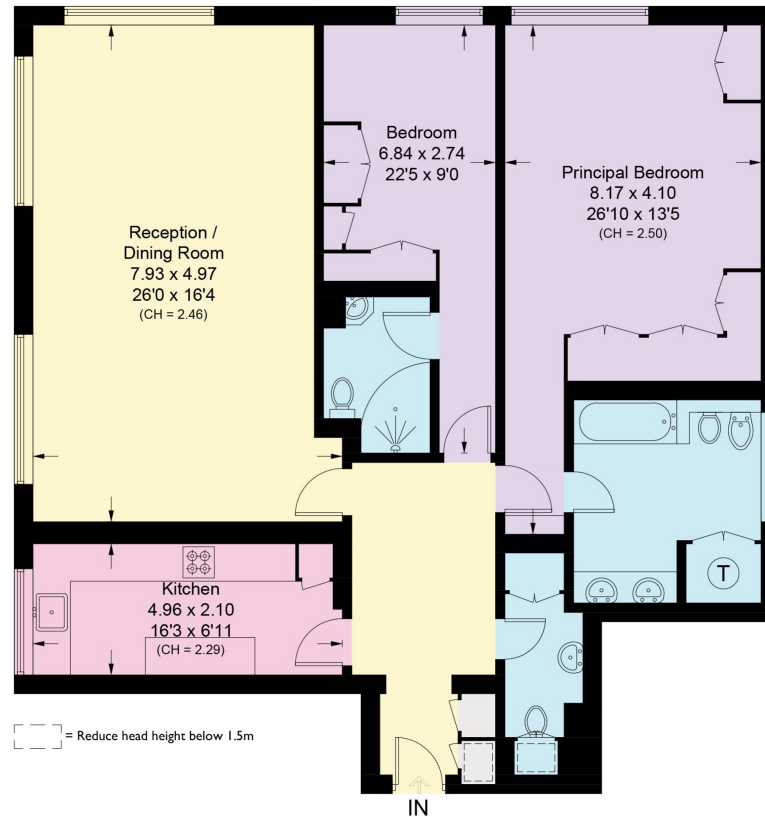






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Approximate Area = 124.0 sq m / 1335 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)



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.

## Ground Floor

Approximate Area = 124.0 sq m / 1335 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)

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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.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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