Bentinck Close
76-82 Prince Albert Road
London, NW8



1517 SQ. FT.

3 Bedrooms

3 Bathrooms

A well-presented three bedroom, three bathroom apartment (1517 sq ft / 141 sq m) situated on the ground floor of this purpose built portered block located directly opposite Regent's Park. This bright apartment has a house-like feel and comprises a double reception room with dining area and three windows allowing plenty of natural light, an eat-in kitchen, three bedrooms with ensuite bathrooms and a guest cloakroom. Further benefits include its own private entrance and secondary glazing. Bentinck Close benefits from a communal courtyard garden and porterage. The building is conveniently located opposite Regent's Park and is within easy walking distance to St John's Wood High Street with an array of shops, restaurants and boutiques and on your doorstep is the famous Regent's canal. Bus services are immediately to hand and provide excellent links to the West End and Canary Wharf with St John's Wood underground station (Jubilee Line) close by.

Service charge: £12,525 per annum approx. In addition, reserve fund: £11,938 per annum approx.

Asking Price £1,795,000

Leasehold 984 years remaining approx. plus Share of Freehold









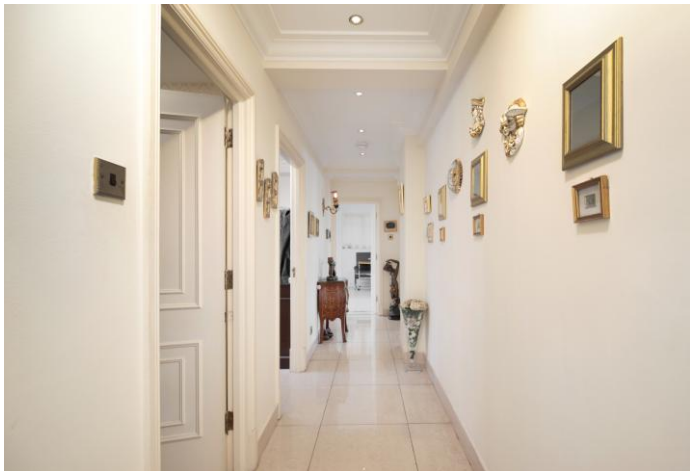


















- Service Charge £13,819.00 per annum
- Council Tax Band H
- 3 bedrooms
- 3 ensuite bathrooms
- 1517 sq ft / 141 sq m
- Ground floor
- Guest cloakroom
- Private entrance
- Secondary glazing
- Communal courtyard garden
- Porterage



Ground Floor

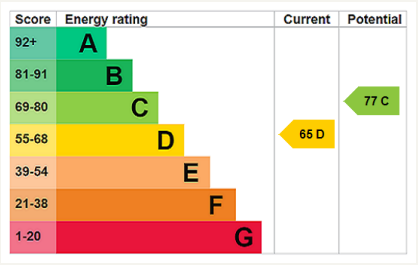
Bentinck Close NW8

Total Gross Area: 1517 ft² ... 141.0 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

020 7722 2223

A 102 St John's Wood Terrace, London, NW8 6PL
E info@hanover-residential.com
W www.hanover-residential.com



IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.