Hanover

Imperial Court
Prince Albert Road
London, NW8



1650 SQ. FT.

3 Bedrooms

2 Bathrooms

A beautifully presented three bedroom, two bathroom apartment that has been comprehensively modernised and renovated by Sixty3 London, with direct views across Regent's Park from the principal rooms and private terrace.

The apartment is well suited to those looking for a high quality London home. Imperial Court also offers 24-hour concierge and security, secure underground parking, a private storage unit, communal gym and well-maintained communal gardens.

The accommodation comprises a generous open-plan reception and dining area, with large windows overlooking Regent's Park and direct access to the terrace. The adjoining kitchen has been fitted with a contemporary range of integrated appliances and works particularly well as part of the main entertaining space.

The principal bedroom is positioned at the front of the apartment and benefits from the same attractive park outlook, together with an en-suite bathroom and extensive fitted storage. Both bathrooms have been finished with large-format natural stone, floating vanity units and contemporary fittings. The front rooms also benefit from air conditioning. There are two further bedrooms, both of which provide good flexibility for family, guests or use as home offices.

The location is a particular feature of the property, with Regent's Park and Primrose Hill immediately accessible, while St John's Wood High Street is close by, offering a good selection of independent shops, cafés and restaurants. The combination of the park setting, convenient local amenities and the facilities at Imperial Court makes this a particularly practical and well-connected London home.

Service charge: £26,650 per annum approx. In addition reserve fund £12,447 per annum approx. Please note, the service charges include communal heating, hot water, porterage, security, building insurance, repairs etc.

Guide Price £3,600,000 Leasehold with Share of Freehold























- Service Charge £26,650 pa plus reserve fund £12,447 pa approx
- 6th floor flat
- Terrace overlooking Regent's Park
- 3 beds, 2 bathrooms, Guest WC
- Modernised
- Leasehold with Share of Freehold
- 24-hour concierge/security
- Private underground parking
- Secure storage unit
- Passenger lift
- Communal gymnasium
- Communal gardens





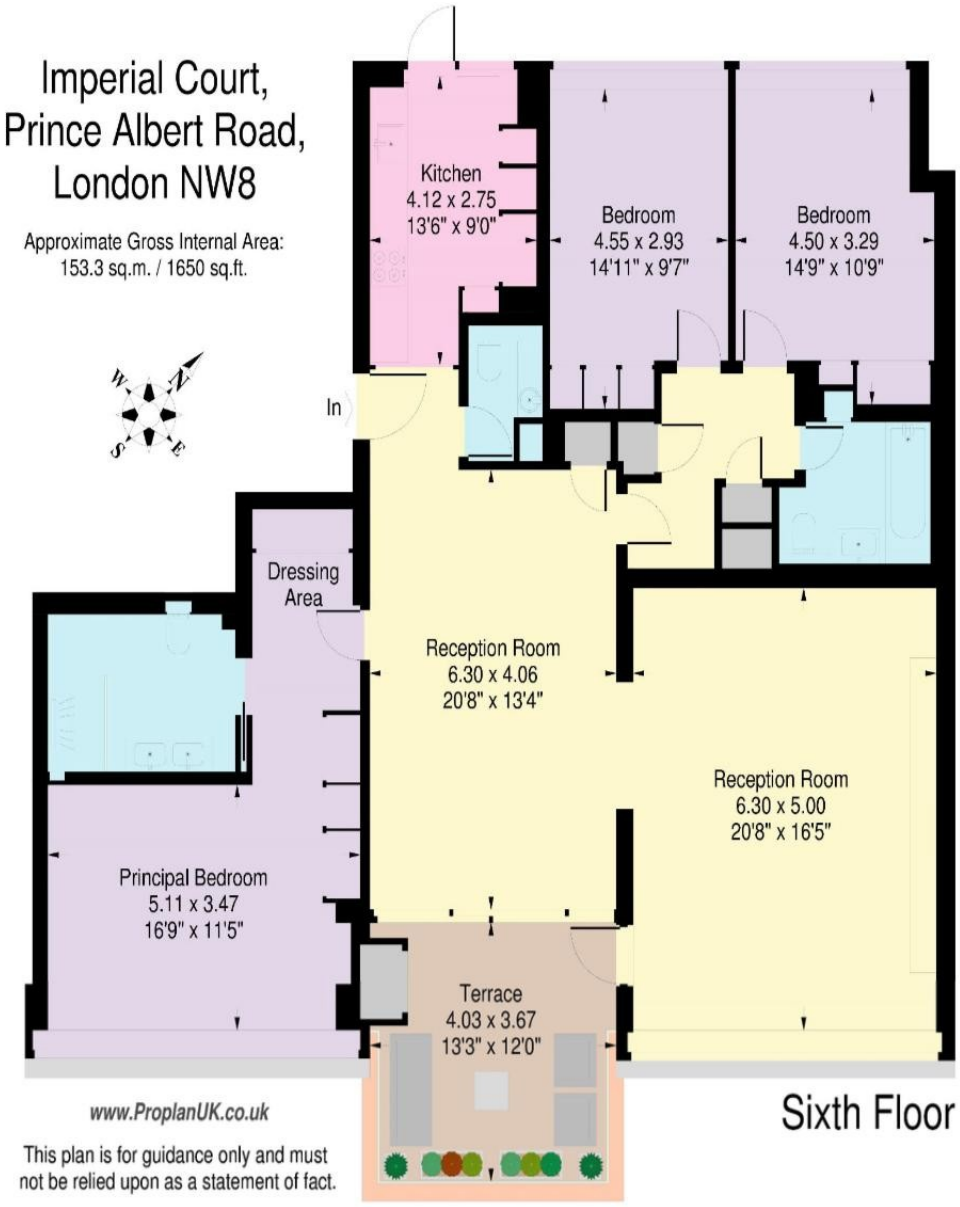






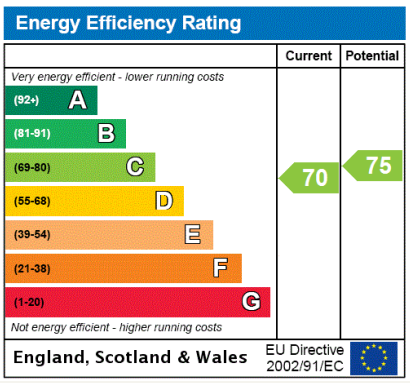






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IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon 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.