





Estate Agents • Valuers • Development Consultants



## Ground floor - 1 bedroom - 323sqft Park Road, Strathmore Court, London, NW8 7HY

**TO RENT £2,513 PCM** 

We are pleased to offer this 323 sq ft, ground floor, 1 bedroom 1 bathroom apartment set within a ported building opposite Regents Park. This apartment is ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as the London Business School, University of Westminster and the Royal College of Physicians.

Strathmore Court is located within a 10 minute walk from St John's Wood underground station (Jubilee Line) and Marylebone underground and overground station (Bakerloo Line and national railway). Lords Cricket Ground, along with the large variety of cafés, restaurants and boutique shops in St John's Wood are all easily accessible.

Residential Land is the owner and managing agent of this property. Rent directly from us and pay no agency fees - just a one-off checkout charge. All of our tenants benefit from a dedicated on-site or building manager who is on hand to assist with any property related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline.

- Porter
- CCTV
- Deal directly with the landlord
- Flexible Rental Terms

- Lift
- 24 hour emergency helpline & service
- Available Furnished & Unfurnished

020 7581 0154

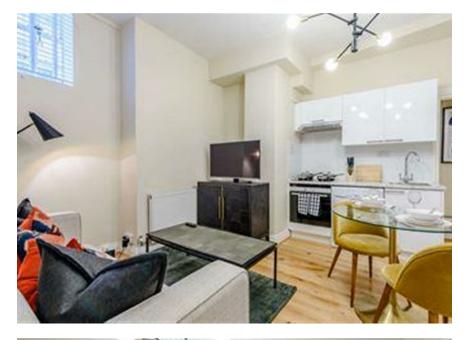
www.fullergilbert.co.uk

South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

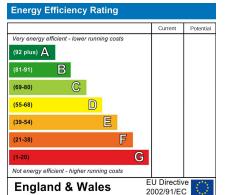


## Location



## Description





		Current	Potentia
Very environmentally friendly - lower CO2 of	emissions		
(92 plus) 🔼			
(81-91)			
(69-80) C			
(55-68)			
(39-54)			
(21-38)	?		
(1-20)	G		
Not environmentally friendly - higher CO2 e	missions		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.













