



## STRATHMORE COURT, ST JOHN'S WOOD, NW8

**£1,950 per week**

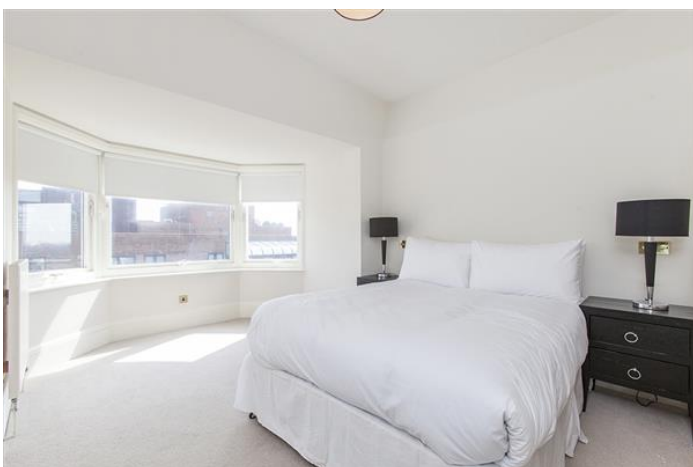
A spectacular penthouse apartment with a private terrace. This is a superb, newly refurbished four bedroom Penthouse offering the most breathtaking views over Regent's Park and the City from the 6th floor (with lift) of a portered mansion block in St John's Wood. This elegant apartment comprises a double reception room and interconnecting dining room with a terrace, kitchen and breakfast room, four generously proportioned bedrooms with bespoke wardrobes and four modern bathrooms.

The apartment offers easy access to the famous Lords Cricket Ground, the open spaces of Regent's Park, along with all the local shops, bars, restaurants located on St John's Wood High Street.

### Details

- 4 Bedrooms
- 4 Bathrooms
- Double Reception Room
- Kitchen
- Balcony
- Day porter
- Lift







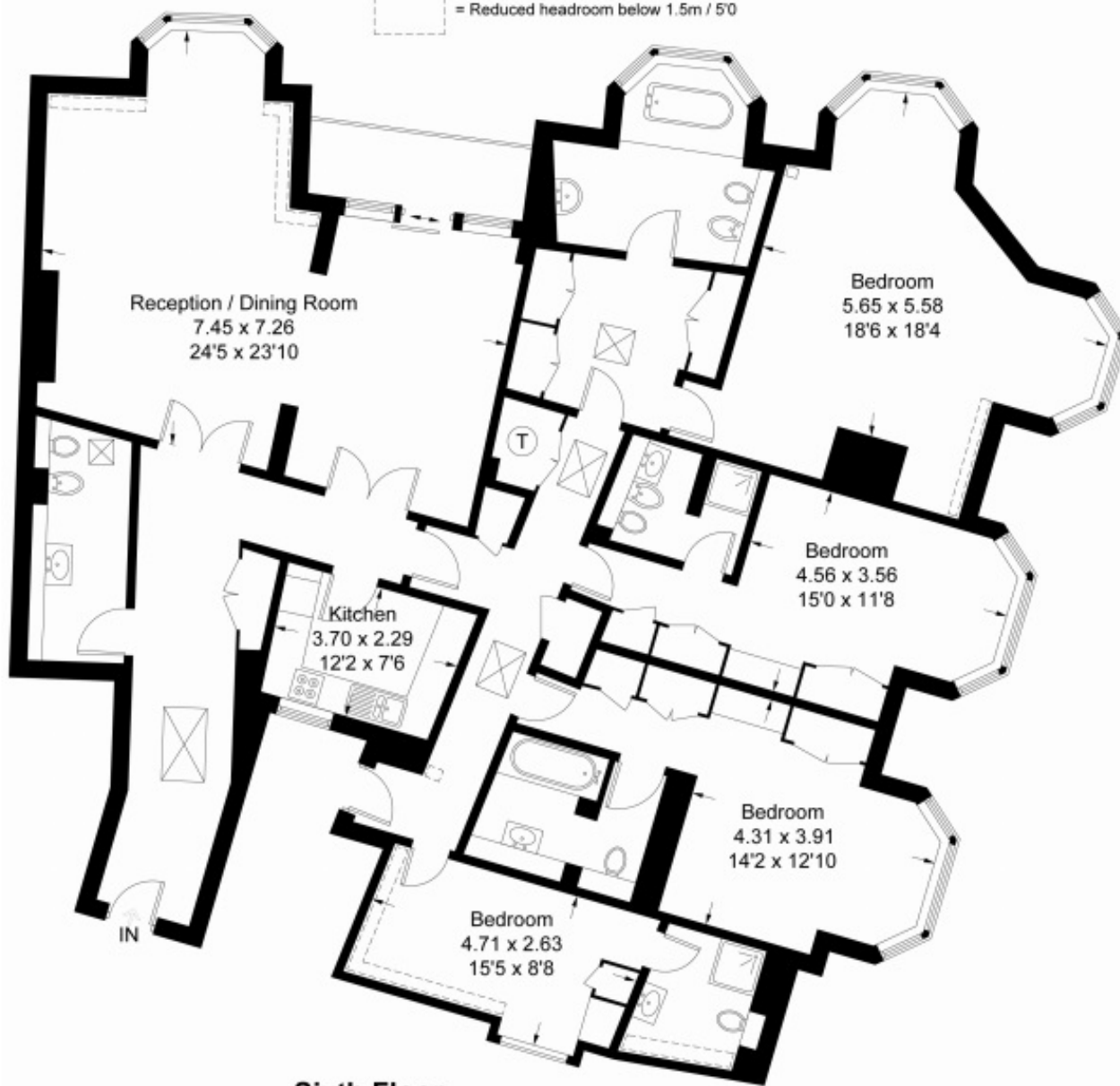


## Penthouse B, Strathmore Court

Approximate Gross Internal Area = 208 sq m / 2239 sq ft



 = Reduced headroom below 1.5m / 5'0"



**Sixth Floor**

## Terms and Conditions

Available: Now for Long Let  
Price: £1,950 per week

## EPC Information

**Energy Performance Certificate**

Penthouse B Strathmore Court  
 143, Park Road  
 LONDON  
 NW8 7HY

Dwelling type: Top-floor flat  
 Date of assessment: 10 November 2009  
 Date of certificate: 10 November 2009  
 Reference number: 9661-2890-6490-0691-4815  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 166 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	343 kWh/m <sup>2</sup> per year	333 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.5 tonnes per year	9.3 tonnes per year
Lighting	£186 per year	£93 per year
Heating	£1311 per year	£1330 per year
Hot water	£168 per year	£168 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 5

## Fees

Fees may apply.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**