

**Camden Office**

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**PRINCE ALBERT ROAD, ST JOHN'S WOOD, NW8**  
**£550 per week****Preliminary Details**

This beautiful two bedroom penthouse apartment in Stockleigh Mansions, a stunning portered block with many prestigious inhabitants. The apartment briefly comprises: a spacious living and dining room, with high ceilings, a large bathroom and separate WC, a fully fitted kitchen, a large master bedroom and a smaller single room. Heating and water are included and there is built in storage units in the master bedroom. Moments from St. John's Wood's high street and tube station with easy parking nearby. Stunning views, with such idyllic location on the edge of Regent's Park, this property would be a great home for a professional couple or small family.

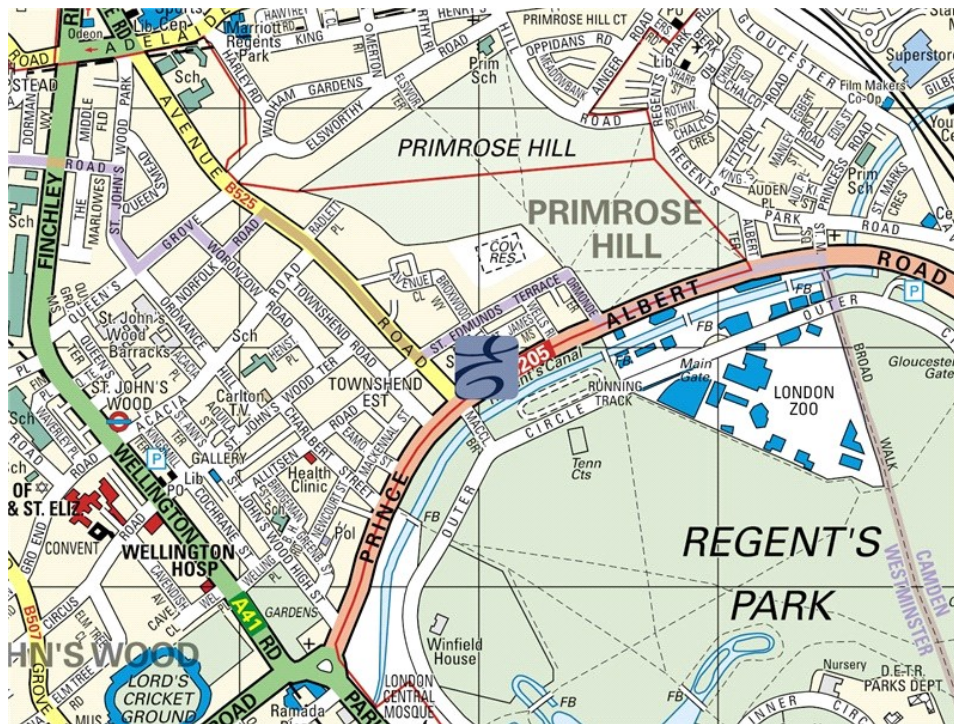
**2 Bedroom • 1 Bathroom**




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## Area Overview

St. John's Wood is a leafy, pleasant residential area north of Baker Street and is the home of many diplomats, celebrities and business executives. St. John's Wood is just far enough out of the West End to remain relatively peaceful and yet provides excellent access to the centre of London with Regent's Park just a stone's throw away.



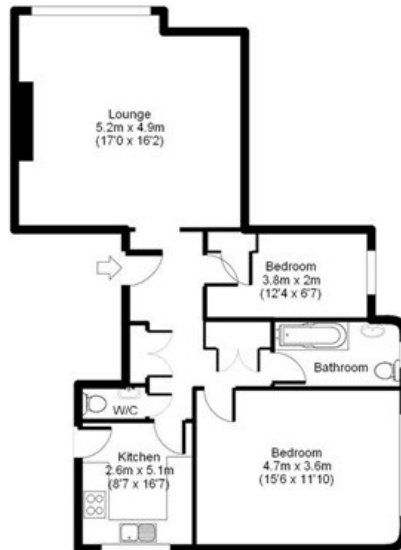
Prince Albert Road, St John's Wood  St. Johns Wood (0.5M),  Chalk Farm (0.7M),  Swiss Cottage (0.7M)

## Council Tax Bands



Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Westminster	£ 458	£ 535	£ 611	£ 688	£ 840	£ 993	£ 1,146	£ 1,375
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

### Stockleigh Hall NW8

APPROX GROSS INTERNAL FLOOR AREA: 779 sq. ft / 72 sq. m



Floorplan for identity purposes only.  
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>64</b>	(55-68) <b>D</b>	<b>55</b>	<b>56</b>
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	<b>England &amp; Wales</b>		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 will be.

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.

## PLACES OF INTEREST NEAR PRINCE ALBERT ROAD, ST JOHN'S WOOD, NW8



### Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 500m (8 mins) from Prince Albert Road



### Lords Cricket Ground

Lord's Cricket Ground has been home to cricket since 1814 and regularly hosts both test matches and one day international matches. Over one hundred Test matches have been played at Lord's, the first in 1884 when England defeated Australia by an innings and 5 runs. The ground is one of the planned venues for the 2012 Olympics.

🚶 1100m (18 mins) from Prince Albert Road



### Camden Lock

Established in 1973, Camden Lock market continues to attract some of the capitals most creative individuals. With its eclectic mix of stalls, restaurants and bars the newly refurbished market attracts visitors from all over the world.

🚶 1300m (22 mins) from Prince Albert Road



### Earl of Camden Pub

A spacious and friendly pub which is perfectly located in the midst of all the local Camden attractions. With a neighbourhood pub feel, it attracts a mixed crowd and is perfect for people watching along Parkway or a casual drink with friends.

🚶 1300m (22 mins) from Prince Albert Road



### Regents Canal

Part of the Grand Union Canal, the Regent's Canal starts at Little Venice and ends at the Limehouse Basin, in the Docklands. As one of the capitals best kept secrets, the canal, which was formed in 1812, passes some of the most popular attractions, such as London Zoo and the bustling Camden market.

🚶 1300m (22 mins) from Prince Albert Road



### Camden Market

In 1974 a weekly craft market was set up, from which Camden Lock has grown and grown. The Camden Markets, including the Stables Market, Inverness Street Market and the Camden Lock, attract nearly 100,000 people every weekend, making it the fourth most popular tourist attraction in London

🚶 1300m (22 mins) from Prince Albert Road