

Camden Office

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**PARK ROAD, ST JOHN'S WOOD, NW8**
£1,700 per week**Preliminary Details**

This newly refurbished four double bedroom first floor apartment offers great entertaining space and would be ideal for families. Situated within a smart portered mansion block bordering Regents Park it is within an easy walk of the amenities of both St John's Wood High Street and Baker Street. The flat benefits from brand new kitchen and bathrooms, wood floors to the large reception area and has the use of large communal gardens

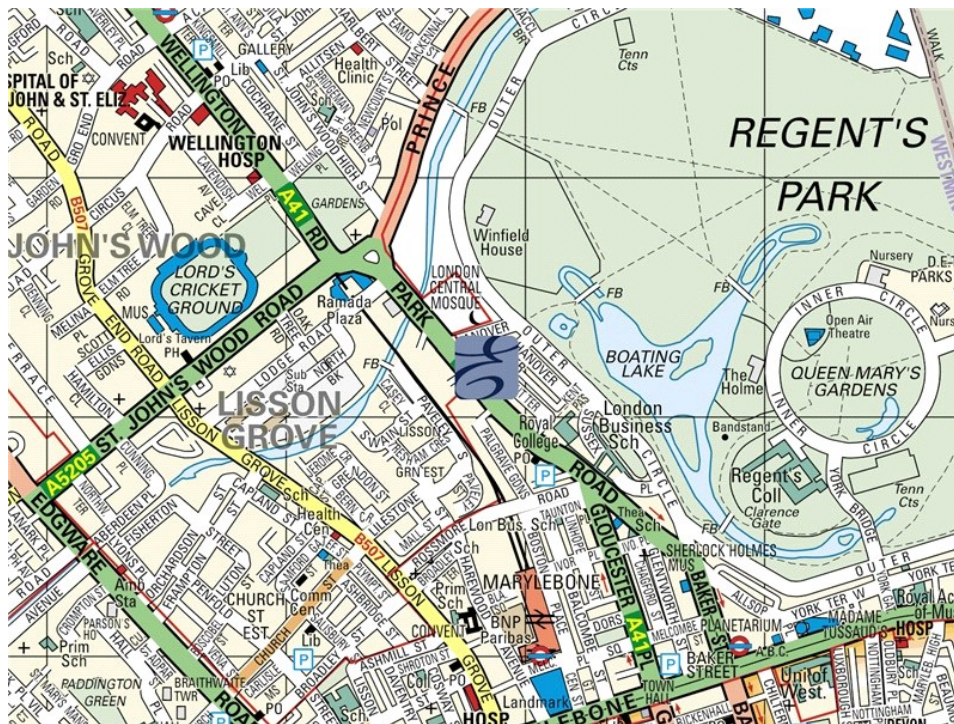
**4 Bedrooms • 3 Bathrooms**




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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.



Park Road, St John's Wood  Marylebone (0.4M),  Baker Street (0.5M),  Edgware Road (Circle/District/H&C) (0.6M)

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62	65	(55-68) D	56	57
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		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 will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR PARK ROAD, ST JOHN'S WOOD, NW8



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.

🚶 600m (10 mins) from Park Road



Sherlock Holmes Museum

Sherlock Holmes lived here at 221B Baker Street between 1881 - 1904 and the house is now protected by the Government. It is privately-run museum run by the Sherlock Holmes International Society.

🚶 700m (12 mins) from Park Road



Marylebone Village

Marylebone village, which encompasses Regent's Park, Baker Street and Lisson Grove, is a sought- after area of Central London which centres around Marylebone High Street and its surrounding stylish shopping streets.

🚶 1200m (20 mins) from Park Road



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.

🚶 1300m (22 mins) from Park Road



Little Venice Canals

This area to the north of Paddington is a small leafy oasis with picturesque canals and river boats travelling to Camden Lock and back. It is a great spot for a walk along the towpath where you will find the Puppet Theatre barge, the Cascade Floating Art Gallery, the Waterside Cage and the Warwick Castle pub.

🚶 1400m (23 mins) from Park 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.

🚶 1800m (30 mins) from Park Road