



## Viceroy Court, St John's Wood, NW8

PROBATE SALE. A two bedroom, two bathroom (both en-suite) apartment situated on the third floor of this excellent portered block on Prince Albert Road. The property enjoys well-proportioned accommodation with a large double reception room, balcony and master bedroom having spectacular southerly views over leafy Regent's Park. Viceroy Court benefits from passenger lift, 24 hour uniformed portage and a unique communal roof terrace which affords stunning views of Regent's Park and the London skyline beyond. Conveniently located within close proximity to St John's Wood High Street and Underground Station. Long Leasehold.

### ACCOMMODATION

### AMENITIES

**ENTRANCE HALLWAY, DOUBLE RECEPTION ROOM, KITCHEN/BREAKFAST ROOM, TWO BEDROOMS, TWO EN-SUITE BATHROOMS GUEST W.C, BATHROOM, BALCONY, LIFT, COMMUNAL ROOF TERRACE, 24 HOUR PORTERAGE**

**LEASEHOLD 999 YEARS FROM 25TH MARCH 1951**

**SERVICE CHARGE £2,200 PER QUARTER**

### TERMS

### PRICE

**£1,500,000 Subject to Contract**

www.bargets.co.uk

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Facsimile: 020 7724 7055  
Email: enquiries@bargets.co.uk



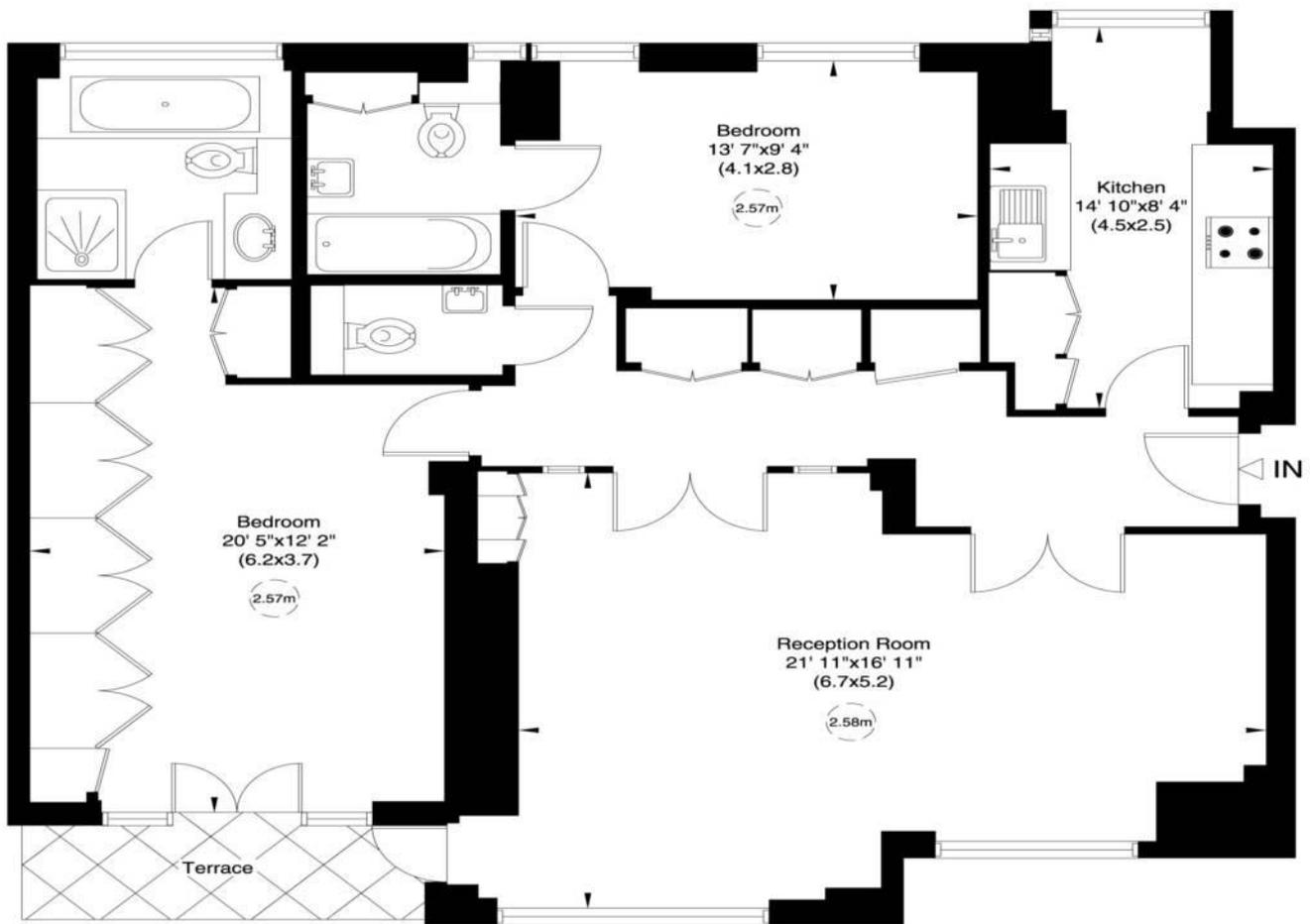
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Gross internal area (approx.)  
104 Sq m (1117 Sq ft)

For identification only, Not to Scale



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).