

# **Imperial Court, Prince Albert Road, St John's Wood, London, NW8**



**Long Leasehold**

**£6,250,000 Subject to Contract**

**An exceptional opportunity to acquire one of the finest lateral double apartments in St John's Wood. Occupying the second floor and well-positioned on the Prince Albert Road & Townshend Road side of this sought after prestigious premier purpose built building, the impressive apartment offers bright, spacious, generous and flexible accommodation throughout. Measuring in excess of 2,850 Sq. Ft.**

**The property also benefits from 24-hr portering, concierge & security, private underground parking, secure storage unit, passenger lift, communal gymnasium and communal gardens.**



**THREE RECEPTION ROOMS  
THREE/FOUR BEDROOMS  
OFFICE  
KITCHEN/BREAKFAST ROOM  
TWO TERRACES  
SEPARATE UTILITY  
GUEST CLOAKROOM W.C  
AMENITIES  
PRIVATE UNDERGROUND PARKING  
SECURE STORAGE UNIT  
LIFT  
24-HR PORTER / CONCIERGE / SECURITY  
COMMUNAL GYM  
COMMUNAL GARDENS**

**Imperial Court is excellently located being both opposite Regent's Park, next to Primrose Hill and a moments' walk to St John's Wood High Street, affording easy access to all of its amenities including St John's Wood Underground Station (Jubilee Line).**







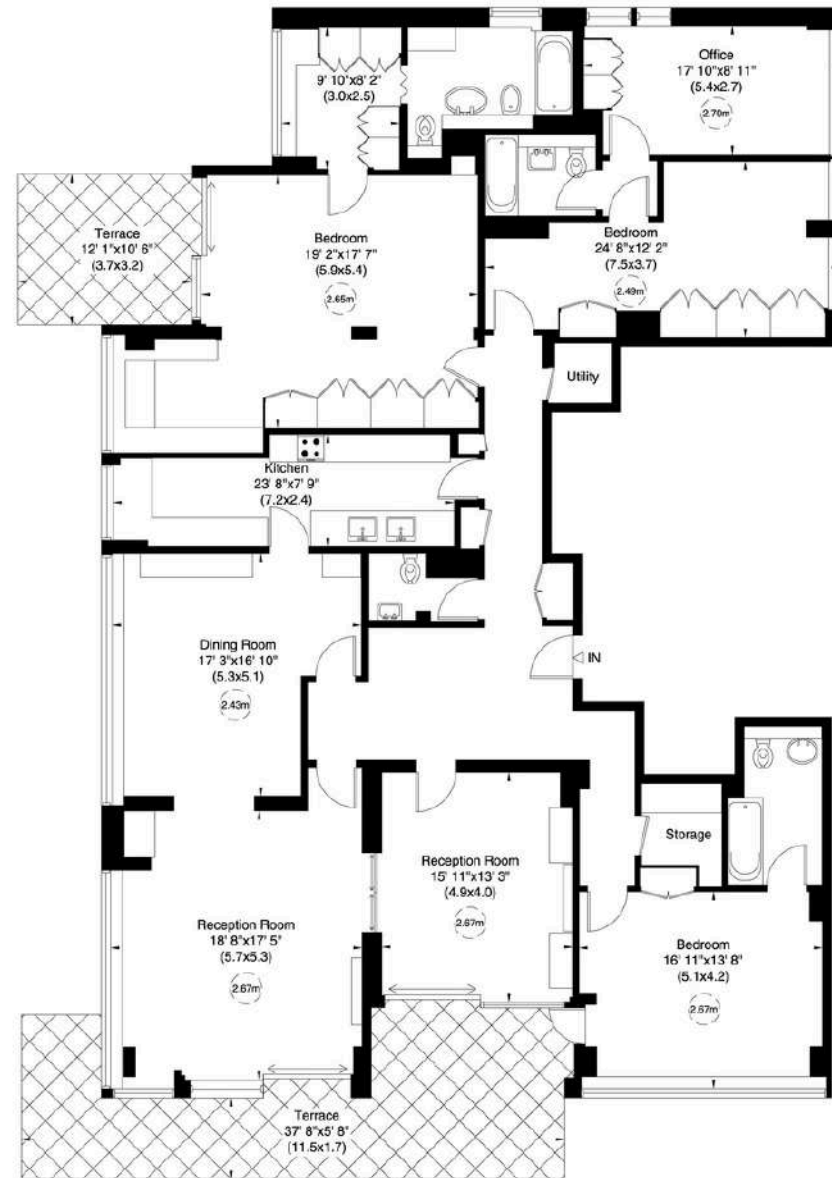


# 9 Imperial Court, Prince Albert Road, NW8

Approximate Gross Internal Area

266 sq m/ 2862 sq ft

Not to Scale, for identification only



Second Floor

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).



**CGI images for illustration purposes. Licence to Alter has been previously obtained and can be renewed, with permission from the Freeholders and Westminster City Council for a full re-configuration (see enclosed plan), which also included hard wood-flooring & air conditioning.  
Current approved permission from Westminster City for air conditioning.**









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Fire Escape



## Second Floor

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