

## Strathmore Court, Park Road, London, NW8



### Price £860 pw

Oudini Estates are proud to offer this stunning one bedroom apartment, located on the first floor of this stylish ported building. The property benefit from the tranquillity of Regent Park and a 10 minute walk from St John's Wood underground station (Jubilee Line) and Marylebone underground and overground station (Bakerloo and national railway), 2 bedrooms, 2 bathrooms and a beautiful reception room.

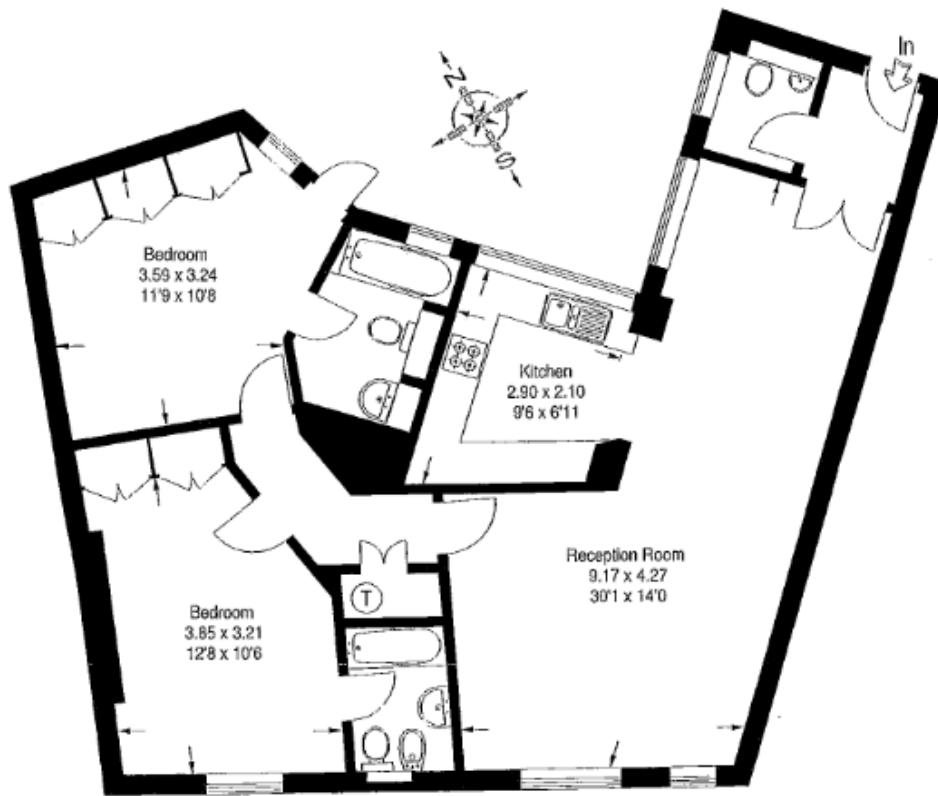
This apartment is ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as the London Business School, University of Westminster and the Royal College of Physicians. Strathmore Court is located within a walking distance from the Lords Cricket Ground, along with the large variety of restaurants and boutique shops in St John's Wood are all easily accessible.

## This property benefits from:

- Flat
- 2 Bedrooms
- 1 Reception
- 2 Bathrooms
- Shower
- Seperate WC
- Porter
- Lift



Approximate Gross Internal Area :-  
92 sq m / 990 sq ft



### First Floor

FLOORPLANZ © 2007

01483 755510 Ref 38083

This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 Plus) <b>A</b>			(92 Plus) <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>			(55-68) <b>D</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>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		83	85
	69		66
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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