

# ROKSTONE



## Park Road St John's Wood NW8

A meticulously designed lateral apartment extending to Approx. 3,700 sq.ft. situated on the fourth floor of one of St. John's Wood's most sought after apartment blocks, with a 24-hour porter service and lift access to all floors. The stunning entrance hall widens as you enter and is located at the centre of the apartment. To the left, you are led to the main reception room and formal dining room. Both rooms benefit from concertina doors which open the rooms into one which is ideal for entertaining. The room is surrounded by full length windows and lots of natural light. The kitchen is modern and very well equipped, incredibly spacious, with high quality cupboards at eye and counter level on both sides of the kitchen, and a large island with overhead extraction, fitted with Gaggenau appliances throughout.

The master bedroom suite is approximately 350 sq. ft. and has a wonderful bay window with views towards Regents Park, a large walk in wardrobe and en-suite with stunning marble tiles, his and hers hand basins, bath, large shower and wc. the further four bedrooms all have en-suites with marble finishes and high end fittings including pedestal vanity units and luxurious rainfall shower, and further waterfall fixtures. The fifth bedroom is ideal for staff accommodation also has an en-suite. Additional features included are, scene setting lighting and integrated surround sound.

Wonderfully positioned close to Regents Park, and within a short walking distance to Baker Street and Marylebone High Street, with its fine selection of restaurants and boutiques.

**Price £4,995 pw**

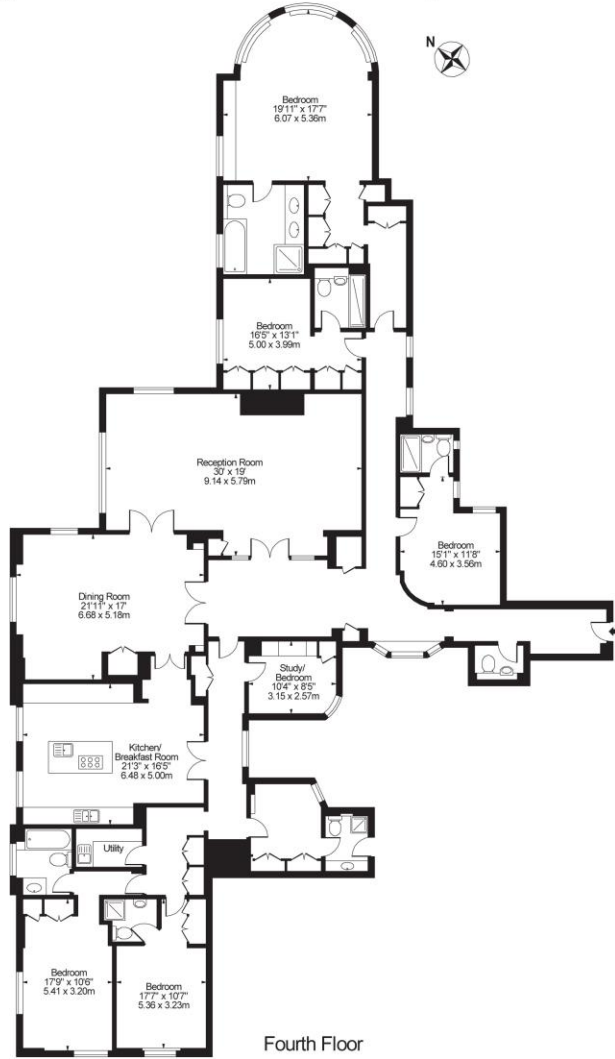


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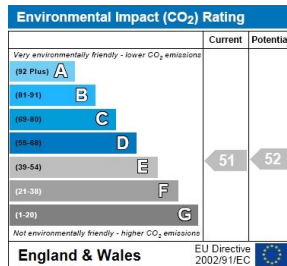
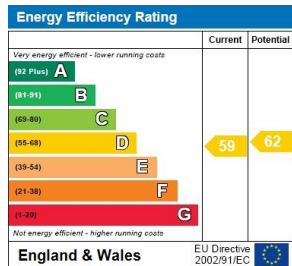
## Abbey Lodge

Approx. Gross Internal Area 3700 Sq Ft - 343.74 Sq M



Fourth Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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