



Nottingham Terrace Regents Park NW1

£600 Per Week - Available Now

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*Beyond your expectations*

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£600 Per Week - Available Now

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*An excellent one bedroom apartment on the 4<sup>th</sup> floor of this sought-after building in this prime location of Regent's Park.*

Available Immediately | Porter | £30.00 pw all bills exc council tax | 0.4 miles to Regents Park Station | Council Tax Band F - £994 pa.

## Description

A superb one bedroom apartment on the fourth floor of this desirable building with 24hr porter and lifts. The property has a bright reception room with space for dining. There is a separate fitted kitchen with dishwasher, washer/dryer, gas hob, microwave and American style fridge/freezer. The spacious bedroom has ample storage with fitted wardrobes and the modern bathroom has a shower over the bath. There is further storage in the hallway.

## Situation

St John's Wood is a district of northwest London, in the City of Westminster, and on the northwest side of Regent's Park. It is about 2.5 miles (4 km) northwest of Charing Cross. Once part of the Great Middlesex Forest, it was later

owned by the Knights of St John of Jerusalem. The boundaries of St. John's Wood are the Regent's Canal to the south, Maida Vale (Edgware Road) to the west, Boundary Road to the north and Avenue Rd/Primrose Hill Park to the east. St John's Wood is the location of Lord's Cricket Ground, home of Middlesex County Cricket Club and of the Marylebone Cricket Club (MCC), and the original headquarters of cricket. It is also famous for Abbey Road Studios and the street Abbey Road, where The Beatles recorded, notably the Abbey Road album, the cover of which features the band crossing the road.

## Furnishing

Furnished



Bedroom



Kitchen

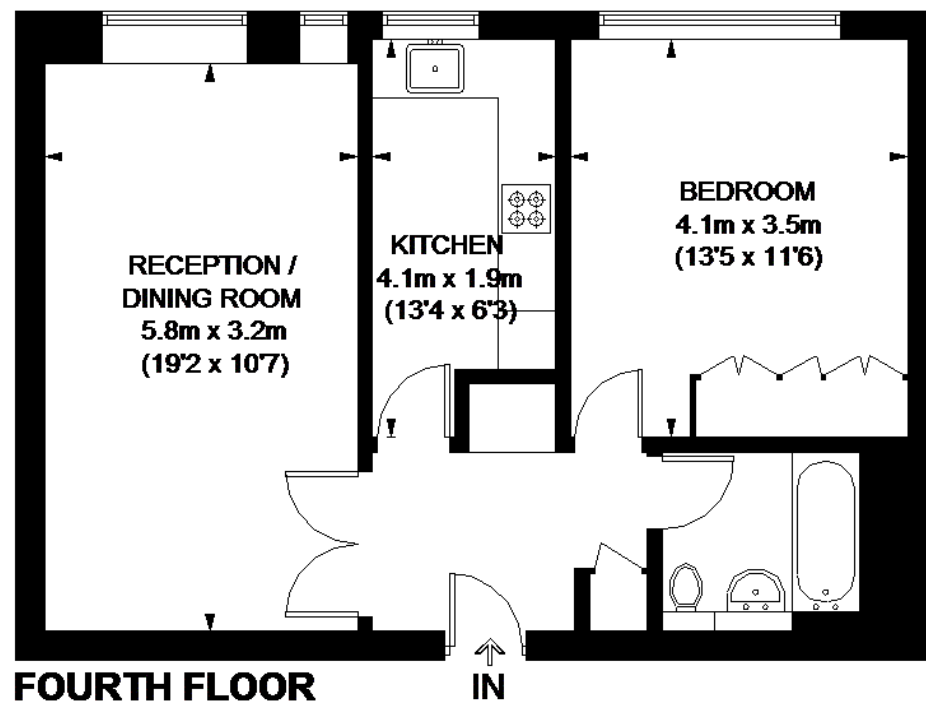
## Hamptons St Johns Wood Lettings

99 St Johns Wood Terrace, St Johns Wood  
London NW8 6PL

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan



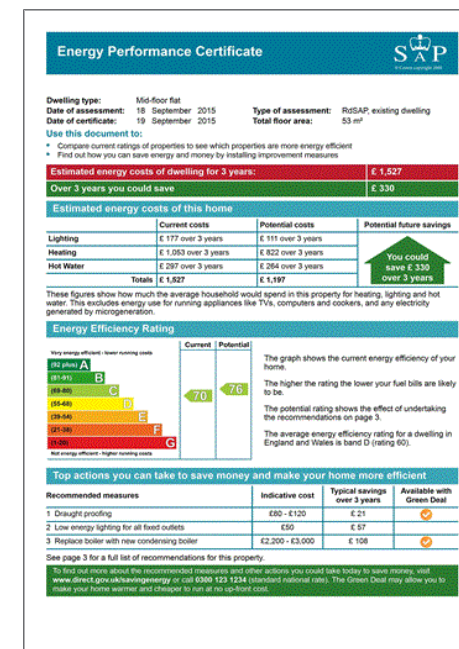
## NOTTINGHAM TERRACE



APPROXIMATE GROSS INTERNAL AREA  
FOURTH FLOOR  
508 SQ. FT. (52.8 SQ. M.)

This plan is for layout guidance only. Not drawn to scale.  
Measurements and dimensions are approximate.  
Visited every care is taken in the preparation of this plan,  
please check all dimensions, volumes and compare before  
before making any decisions. Please be aware that  
Hamptons International / our agents have not  
measured or reviewed any building regulations or planning permissions  
in relation to works carried out to the property (0154444)

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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