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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



ROSSMORE COURT
PARK ROAD
REGENT'S PARK
LONDON, NW1

LEASEHOLD

ASKING PRICE £1,450,000
SUBJECT TO CONTRACT

SOLE AGENT

A newly renovated top floor three bedroom apartment (84.4 sq m/909 sq ft) in Marylebone overlooking Regent's Park. This bright, triple aspect apartment benefits from a South East facing open plan kitchen/living room, a principal bedroom with en-suite bathroom, second & third bedrooms, with a separate bathroom and additional guest cloakroom.

Rossmore Court is located on Park Road opposite Regent's Park and benefits from a 24 hour porter, and passenger lifts. The building's communal areas have recently been renovated. Baker Street Underground Station is a 7 minute walk away.

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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Family Shower Room
- Full Fitted Kitchen
- Open Plan Reception Room
- Guest Cloakroom

AMENITIES

- 24 Hour Porter
- Passenger Lift
- 2 Minutes' Walk to Regent's Park

COUNCIL TAX

Westminster (Band H)

EPC RATING:

E

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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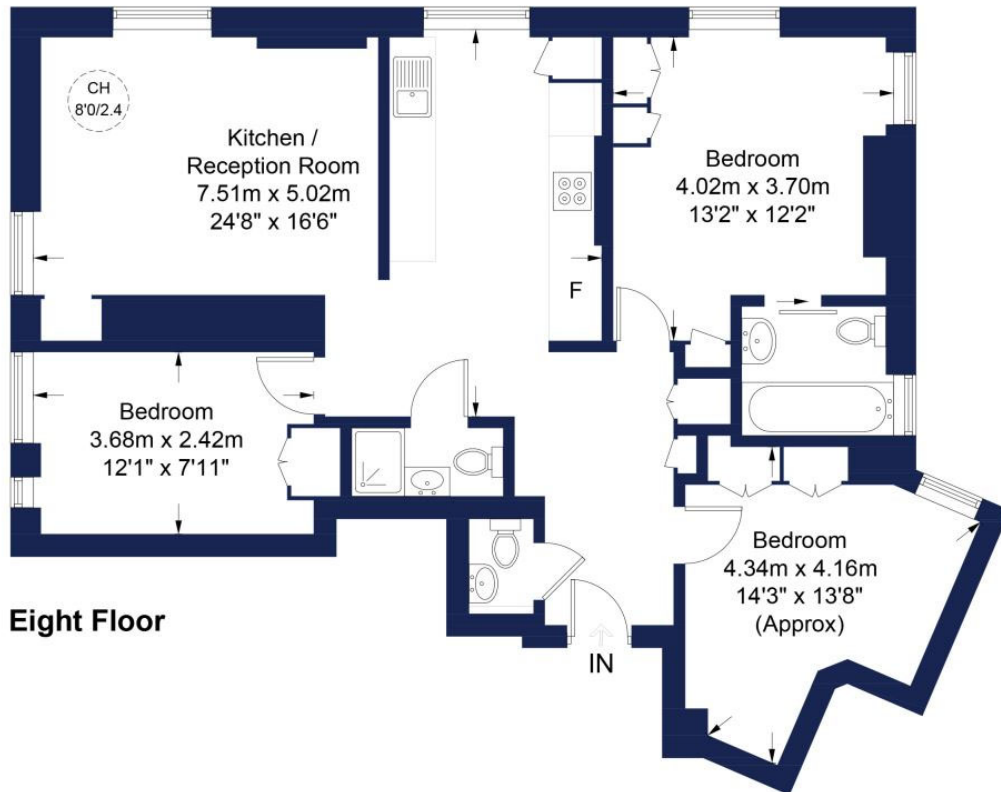
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Rossmore Court, Park Road, NW1

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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