



Luxury 6-Bed with Regent's Park views £7,500,000
Park Road, St Johns Wood

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Guide Price £7,500,000

This exquisitely designed lateral apartment spans approximately 3,700 sq. ft. (344 sq m) and is perfectly positioned on the fourth floor of one of St. John's Wood's most sought-after apartment blocks. The residence boasts an impressive entrance hall adorned with Walnut wooden floors, feature wall lights, downlighters, and elegant coving, setting the tone for a home that exudes luxury and sophistication.

The apartment offers a double reception room and a formal dining room, both graced with full-length windows that bathe the spaces in natural light. The modern, fully fitted kitchen—equipped throughout with high-end Gaggenau appliances—features a generous island and two large windows, making it as functional as it is stylish. Additional spaces include a dedicated study, a guest WC, and a utility room.

The sleeping accommodations are equally impressive. The principal bedroom suite is a true retreat, complete with a bay window that offers picturesque views over Regent's Park, a large walk-in wardrobe, and an opulent ensuite finished with stunning marble tiles. This luxurious ensuite features his and hers basins, a sumptuous bath, a spacious shower, and an additional guest cloakroom. The further four bedrooms each benefit from their own marble-finished ensuites with high-end fittings, while a sixth bedroom—ideal for staff accommodation—also includes its own ensuite.

Residents enjoy the convenience and security of 24-hour concierge service, lift access to all floors, and off-street parking available on a first-come, first-served basis. The building further provides access to a communal garden, enhancing the living experience.

Ideally located, this magnificent 6-bedroom, 6-bathroom apartment offers not only stunning views over Regent's Park but also easy access to the vibrant boutique shops, cafes, and restaurants of Marylebone High Street or St Johns Wood High Street.

Council Tax Band: H (Westminster Council)

Tenure: Leasehold (114 years)

Parking options: Residents





Total area (approx.): 344.9 sq. m (3,712.5 sq. ft)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.