

PRINCE ALBERT ROAD, LONDON

£9,500,000



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

An Exceptional and Rare Opportunity – Luxurious Lateral Apartment with Over 5,000 Sq Ft of Living Space.

We are delighted to present an extraordinary residence that epitomizes elegance and exclusivity. This remarkable lateral apartment spans over 5,000 sq ft, offering an expansive and thoughtfully designed layout.

With breathtaking panoramic views, this light-filled home features 6 generously proportioned bedrooms and 6 beautifully appointed bathrooms. A grand reception room serves as the perfect space for relaxing or entertaining, while the formal dining room creates an ideal setting for hosting sophisticated gatherings. Throughout the apartment, large windows bathe every corner with natural light, enhancing its spacious and serene ambiance.

Our client has requested a discreet sale; therefore, this apartment is offered as an exclusive off-market opportunity, with detailed information kept confidential. If you would like more information, please do not hesitate to contact us.

### St John's Wood and Regent's Park Area Guide

Prince Albert Road is renowned for its prime location along the northern edge of Regent's Park. The area is characterized by stunning architecture, with many properties offering grand proportions and panoramic views of the park's beautifully landscaped gardens, boating lake, and open spaces. Residents enjoy immediate access to the park, making it a haven for leisurely strolls, outdoor activities, and cultural experiences such as performances at the Open Air Theatre.

Just a short walk away, St John's Wood combines timeless charm with a vibrant village atmosphere. The area is famous for landmarks such as Abbey Road Studios, immortalized by The Beatles, and Lord's Cricket Ground, the historic "Home of Cricket." Its high street features boutique shops, chic cafes, and fine dining, creating a lively yet sophisticated environment for residents and visitors alike.

St John's Wood is also home to some of London's most elegant residences, ranging from stately period homes to contemporary apartments. The area's leafy streets and well-maintained green spaces offer a rare blend of suburban tranquillity and urban convenience. Families are particularly drawn to the neighbourhood due to its excellent international schools and community-oriented vibe. Connectivity is another highlight, with the Jubilee Line at St John's Wood Underground Station providing quick access to the West End, Canary Wharf, and other key destinations.



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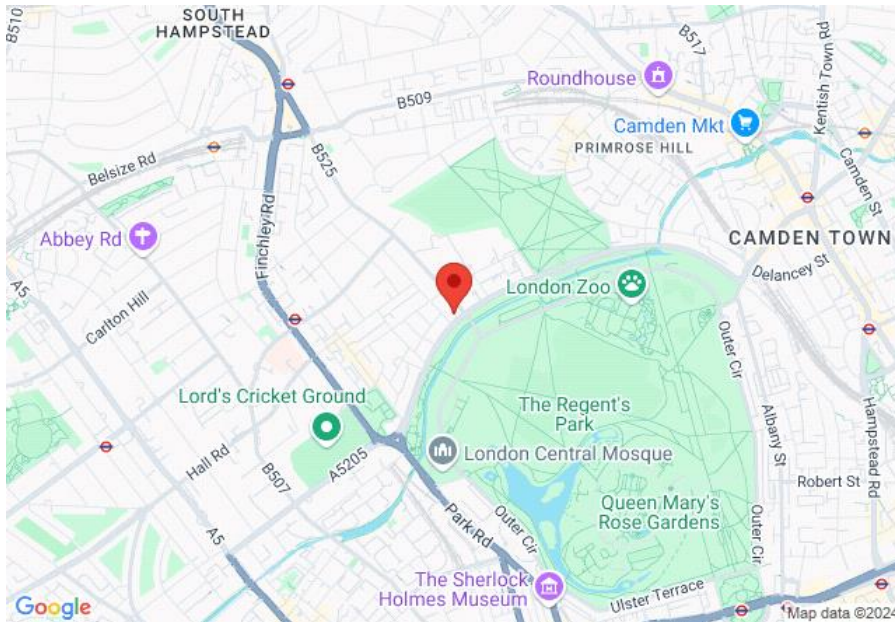
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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FOR MORE INFORMATION PLEASE CONTACT US

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