



## STRATHMORE COURT NW8

**Price**  
**£1,550 per week**

Stunning four bedroom penthouse apartment on the sixth floor of a purpose-built building with amazing views over Regent's Park. The penthouse is set over 2114 ST FT and comprises a large dual aspect reception/dining room benefiting from a south facing private balcony with magnificent views over Regents Park, master bedroom with en-suite bathroom, three further bedrooms with en-suite bathrooms, kitchen, guest bathroom and cloakroom.

The apartment offers easy access to the famous Lords Cricket Ground, the open spaces of Regent's Park, along with all the local shops, bars, restaurants located on St John's Wood High Street.

### Details

- 4 Bedrooms
- 3 Bathrooms
- Kitchen
- Reception
- Large private balcony
- Porter
- Video Entry

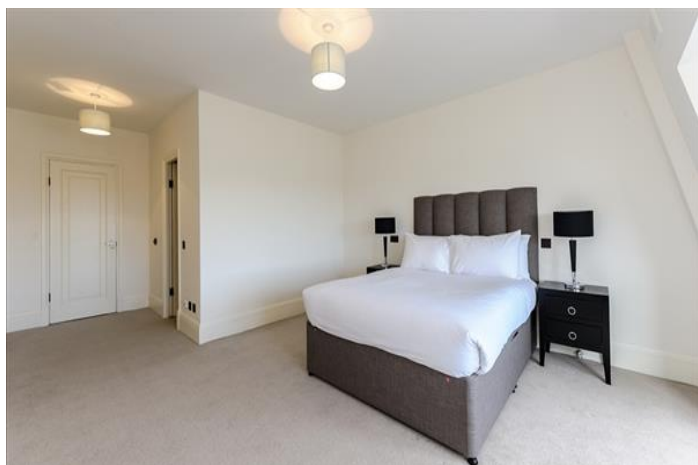
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# PLAZA estates

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## Terms and Conditions

Available: Available 09/10/2015 For Long Let  
Price: £1,550 per week

## EPC Information

**Energy Performance Certificate**

**SAP**

Penhouse A Strathmore Court  
143, Park Road  
LONDON  
NW8 7HY

Dwelling type: Top-floor flat  
Date of assessment: 22 February 2010  
Date of certificate: 22 February 2010  
Reference number: 0574-2822-6722-9920-0311  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 181m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E		47	54
F			
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 are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E		42	46
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	346 kWh/m <sup>2</sup> per year	308 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	10.5 tonnes per year	9.4 tonnes per year
Lighting	£210 per year	£105 per year
Heating	£1436 per year	£1364 per year
Hot water	£227 per year	£181 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**