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ULTRA ESTATES
Sales, Lettings, Management

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5 STRATHMORE COURT, 143 PARK ROAD, LONDON, NW8

£1,575 pw / £6,825 pm Subject To



Four double bedroom apartment set over 2400 sq ft, located on the fourth floor of a prestigious mansion block offering fabulous views over Regent's Park. The apartment comprises four double bedrooms (all with en-suite bathrooms), a spacious reception room with plenty of light and superb views, a fully fitted eat-in kitchen, guest cloakroom, and with ample storage space. This beautiful apartment building is located directly opposite one of the entrances to Regent's Park which provides an array of sporting facilities including the largest outdoor sports area in central London. Strathmore Court is located within a 10-minute walk from St John's Wood underground station (Jubilee Line), Marylebone station (Bakerloo and national railway). Strathmore Court would be ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as London Business School, University of Westminster and the Royal College of Physicians.

**4 Bedrooms : 2 En-suite Bathrooms : 2 En-suite Shower Rooms : Guest WC : Reception Room : Kitchen :
EPC Rating C**

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB





**STRATHMORE COURT
PARK ROAD NW8**

Fourth Floor

Approx Gross Internal Area*

2400 Ft² - 222.96 M²

Analysed and Drawn By

B K R

Buntyhill House, 3-7 Buntyhill Road
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* As Defined byRICS - Code of Measuring Practice

Illustration for Identification Purposes Only - Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

Fees and Charges

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

Dwelling type: Mid-floor flat
Date of assessment: 16 February 2018
Date of certificate: 26 February 2018

Reference number: 0552-2866-7220-9598-9475
Type of assessment: RdSAP, existing dwelling
Total floor area: 223 m²


Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,930

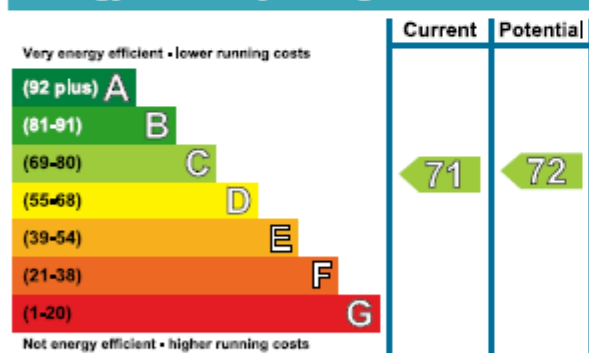
Over 3 years you could save £ 123

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|---|
| Lighting | £ 489 over 3 years | £ 339 over 3 years |  |
| Heating | £ 2,778 over 3 years | £ 2,805 over 3 years | |
| Hot Water | £ 663 over 3 years | £ 663 over 3 years | |
| Totals | £ 3,930 | £ 3,807 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Low energy lighting for all fixed outlets | £85 | £ 123 |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.