



## ROSSMORE COURT PARK ROAD, LONDON, NW1

£495 PER WEEK

A very well presented, bright and spacious, one bedroom apartment situated on the fifth floor of this purpose built portered building.

The accommodation comprises of a bright reception room, separate kitchen, double bedroom with built in storage and bathroom. Further benefits include quiet aspect throughout and communal hot water and heating included in the rent.

Rossmore Court is a purpose built portered block located a short walk to both Baker Street and Marylebone Stations as well as the open spaces of Regent's Park. The amenities of St John's Wood are also within easy walking distance. EPC Rating D



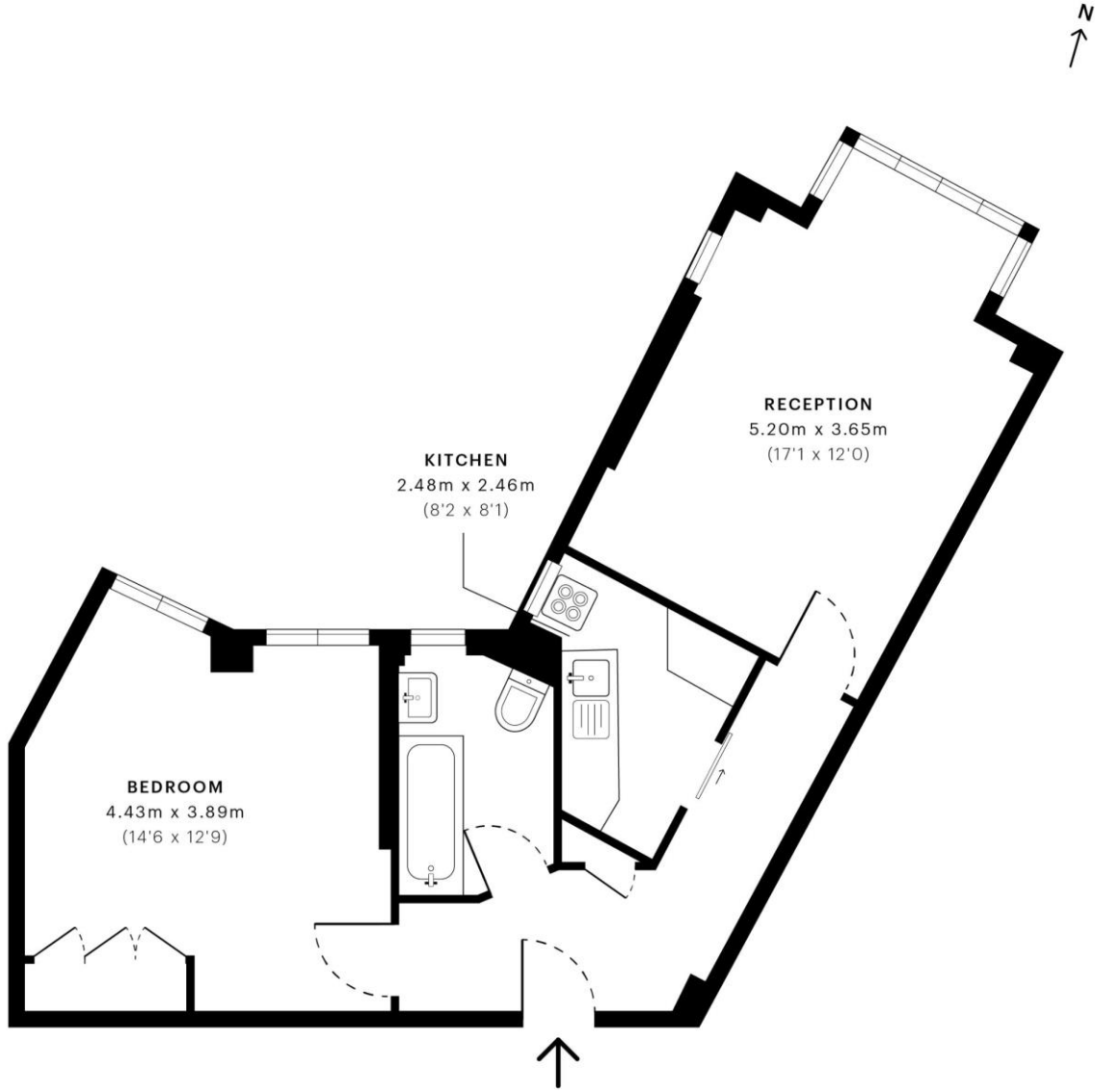


213 – 215 Gloucester Place, Regent's Park, London NW1 6BU.  
T: +44 (0)20 7723 9988 ▪ F: +44 (0)20 7723 9958 ▪ DX: 83405 St John's Wood ▪ [www.sandfords.com](http://www.sandfords.com)



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Sandfords London Limited, registered in England 2961709



— Fifth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
49.88 sqm / 536.90 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
47.48 sqm / 511.07 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

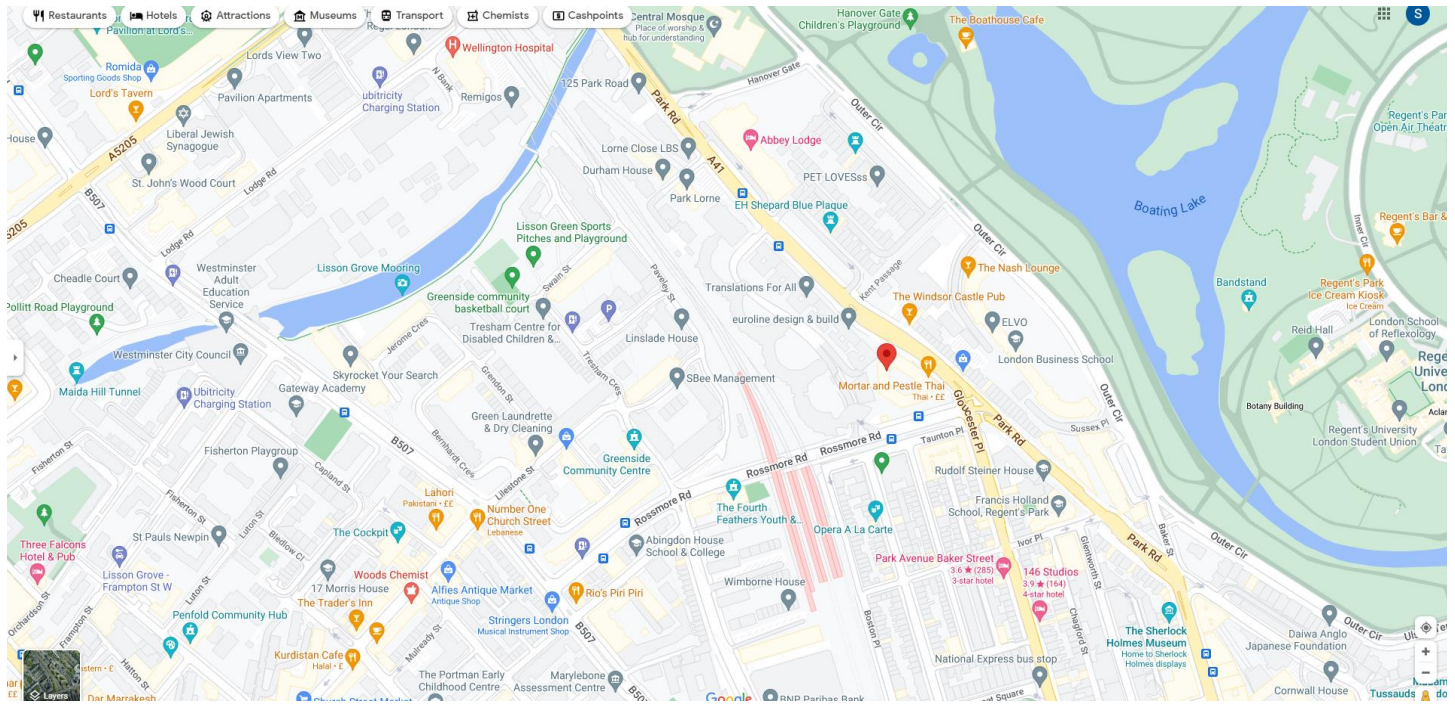


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 50.70 sqm / 545.73 sqft  
IPMS 3C RESIDENTIAL 48.72 sqm / 524.42 sqft

SPEC ID 62dfc4817489e60dd4f28591





## Accommodation

Bright reception room, separate kitchen, double bedroom with built in storage and bathroom

## Benefits

- Communal heating and hot water included in the rent
- Porter

## Price

£495 per week subject to contract

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