



Prince Albert Road | London | NW8

Asking price £1,250,000 | Leasehold

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**ADN**  
RESIDENTIAL

An exceptional two-bedroom apartment positioned on the sixth floor of a purpose-built development, occupying the corner of Prince Albert Road and Eamont Street. Offering nearly 1100 sq ft of lateral living space and uninterrupted views across Regent's Park and the London skyline.

Positioned high above the treetops, the apartment benefits from floor-to-ceiling glazing that draws natural light across every corner of the generous reception room, where panoramic views of Regent's Park form a stunning focal point. This dual-aspect living and dining space is both expansive and practical, with extensive integrated storage and a versatile layout for entertaining or relaxing.

Adjoining the main reception is a fully enclosed balcony, currently arranged as a home office - ideal for remote working with a view. A separate, well-appointed kitchen sits nearby, with ample cabinetry and scope for personalisation.

The principal bedroom is bright and spacious, benefitting from built-in wardrobes and an en-suite bathroom. A second double bedroom and additional bathroom complete the accommodation.

Residents benefit from a shared roof terrace with far-reaching city views, as well as a concierge service, lift access, and secure entry. The apartment also comes with its own private double garage and an additional off-street parking space.

Overlooking the sweeping lawns of Regent's Park, the apartment enjoys a front-row position in one of London's most coveted postcodes.

- Two Bedrooms
- Reception/Dining Room
- Double Garage
- Day Porter
- Lift
- Two Bathrooms
- Kitchen
- Off Street Parking
- Communal Roof Terrace

Council Tax Band: G

EPC: C

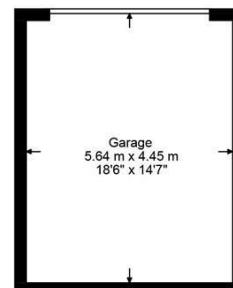
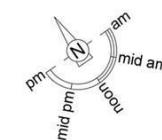






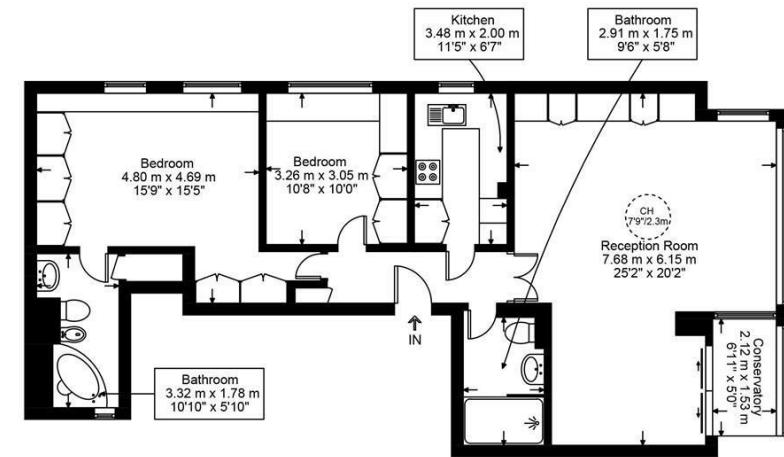
## Prince Albert Road, NW8

Garage = 270 sq ft / 25.1 sq m



Approximate Gross Internal Area = 1090 sq ft / 101.3 sq m

(Excluding Double Garage)



### Double Garage

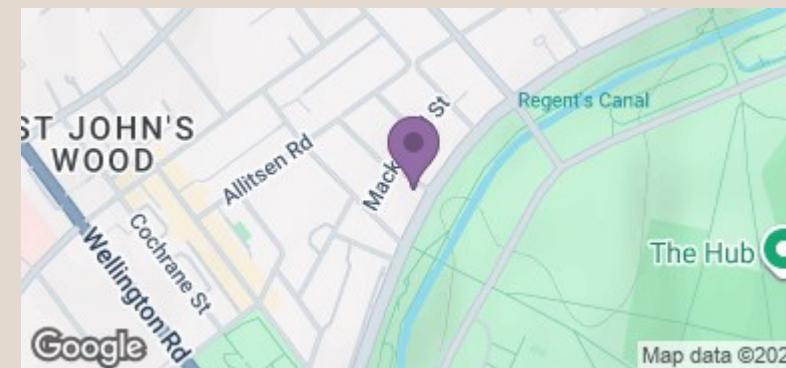


This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified  
Property  
Measurer

### Sixth Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	77
EU Directive 2002/91/EC			

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