



# THE CLOISTER

CAMBRIDGE GATE, REGENT'S PARK

Price on application



An elegant apartment with magnificent views overlooking Regents Park. This property is in a truly amazing location, nestled amongst the Famous Nash Terraces of Regents Park.

## **The Cloister**

106 Great Portland Street, London, W1W 6PF  
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Head Office, 64 Knightsbridge, London, SW1X 7JF



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An elegant apartment with magnificent views overlooking Regents Park. This property is in a truly amazing location, nestled amongst the Famous Nash Terraces of Regents Park. The apartment comprises of two magnificent reception rooms with exclusive views over Regent's Park, from the and twin park-facing balconies, a guest WC and a fully fitted kitchen. Further the apartment benefits from a spacious master suite with his and hers en-suite bathrooms, excellent storage space; further two double bedrooms, one with an en-suite with en suites. There is also a 24-hour porter, lift access and a secure off street parking for two cars.

## FURTHER INFORMATION:

Tenure: Leasehold  
 Lease Expires: 2151  
 Service charge: To be confirmed  
 Ground rent: To be confirmed  
 Local authority: Westminster  
 Council tax: £1,369.04 (Band H)  
 Parking: Residents Parking

## LOCAL AMENITIES:

Cambridge Gate is ideally placed for the Boutique Shops of Marylebone High Street, as well as Oxford & Regent's Streets. The property also benefits from being close to Regents Park.

## LOCAL TRANSPORT LINKS:

Cambridge Gate is a superb location on the perimeter of Regents Park (Outer Circle). It is close to all the amenities of Marylebone High Street area. The nearest tube is Great Portland Street (Hammersmith & City, Circle and Metropolitan Lines).



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>	36	36
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England	EU Directive 2002/91/EC		England	EU Directive 2002/91/EC	

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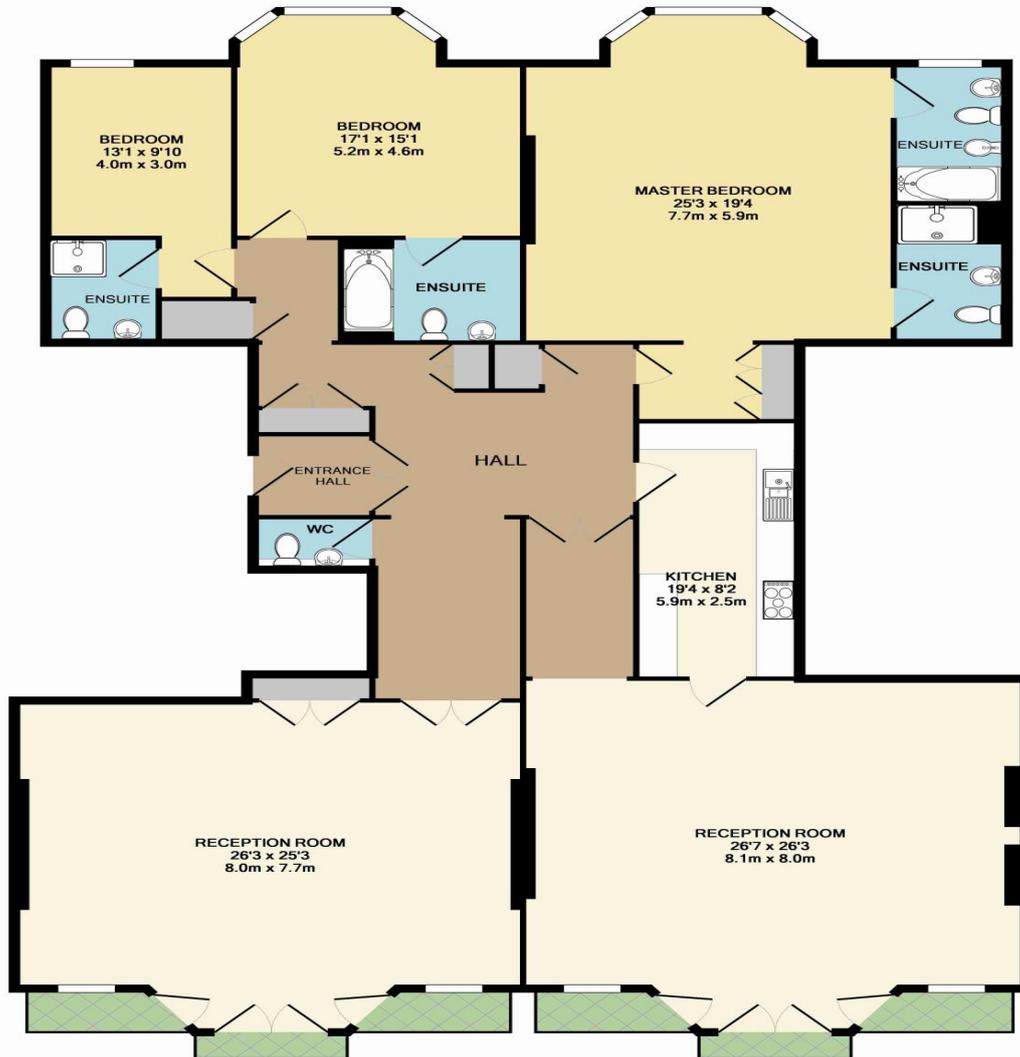
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TOTAL APPROX. FLOOR AREA 3236 SQ.FT. (300.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Notices:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by The Cloister in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither The Cloister nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer, lessee or tenant must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale or tenancy but certain items may be available by separate negotiation.

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