



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

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

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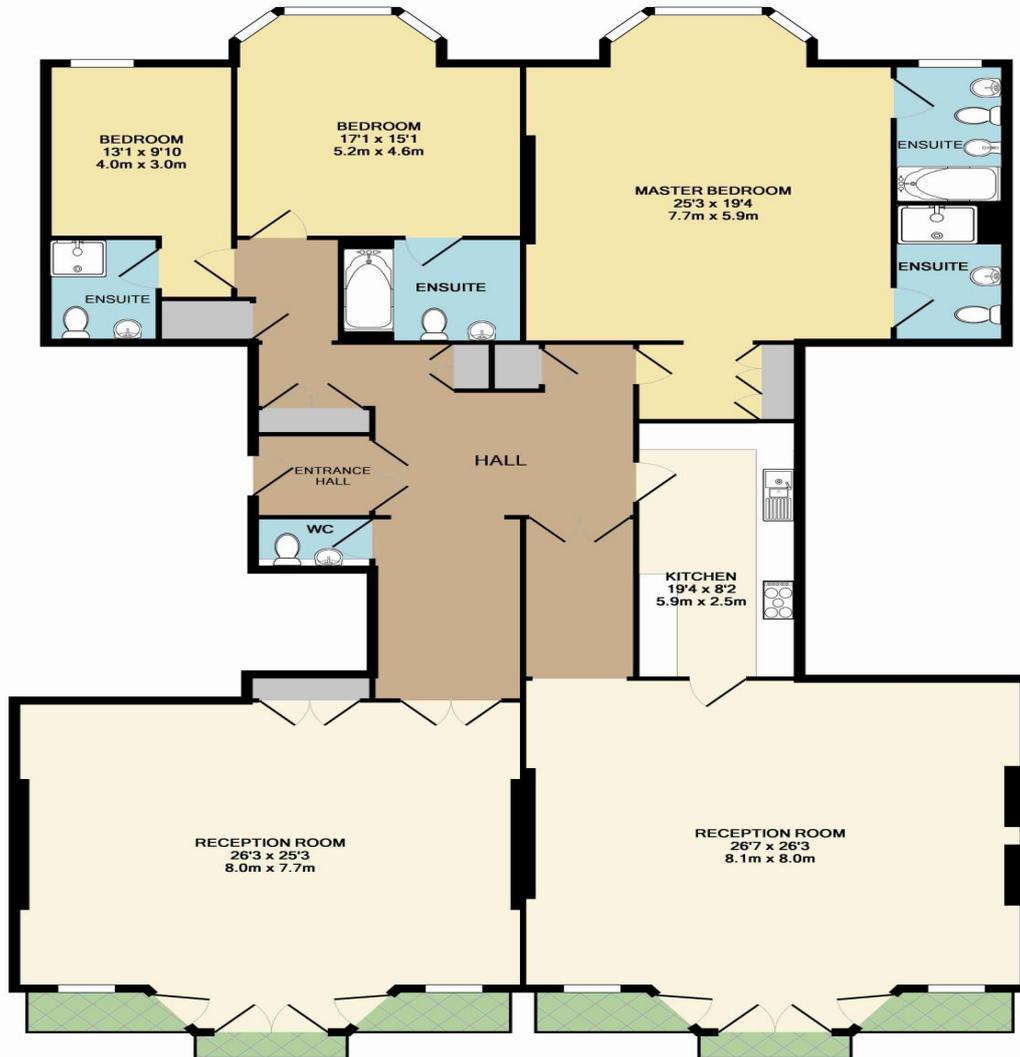
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TOTAL APPROX. FLOOR AREA 3236 SQ.FT. (300.6 SQ.M.)

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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