

# Regents Park Terrace, London NW1

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This fantastic five bedroom, three bathroom Grade II listed family home with a garden is on the market for the first time in 50 years. The house is positioned on a desirable private road with off street parking, conveniently located between Camden Town and Primrose Hill.

Offering approximately 2,920 sq ft of flexible internal accommodation, a purchaser has a wonderful opportunity to design and create a long term home. Although requiring modernisation, the house has an abundance of original features and charm, alongside high ceilings and large volume rooms making the offering very special.



**Asking price:** £3,500,000

**Tenure:** Available freehold

**Local authority:** London Borough of Camden

**Council tax band:** H





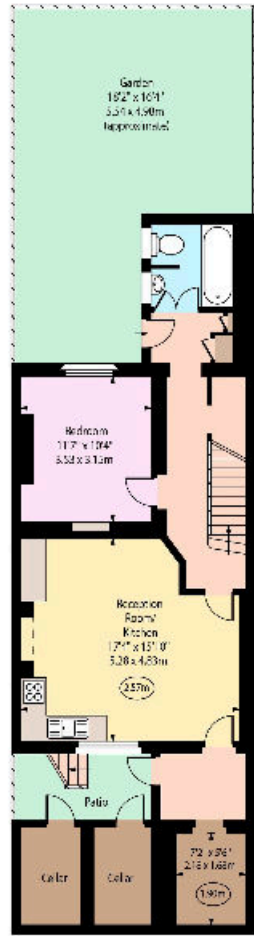


As you enter on the ground floor, there is a generous front reception room and kitchen as well as a guest W/C. On the floor below there is currently a kitchen diner, double bedroom and bathroom. Access to the garden is also from this floor, with additional benefits at the front of the house of a store room, outside cellar storage and steps to the road.

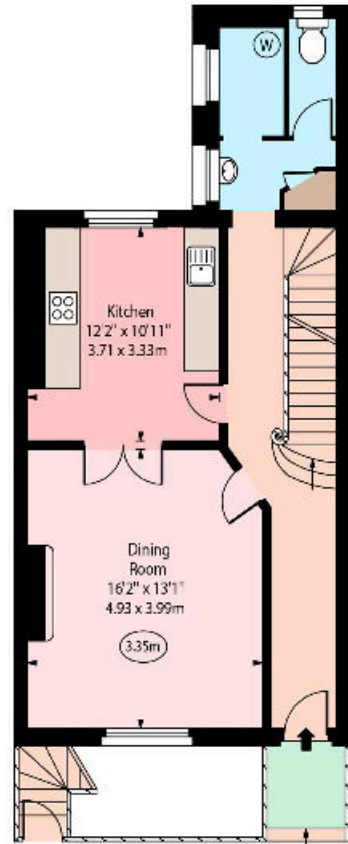
On the upper floors, there is a grand double reception room for more formal entertaining, a good sized principal bedroom with walk in wardrobes and en suite bathroom. There are three further bedrooms and a family bathroom at the top of the house. Two additional rooms are currently set up as studies.







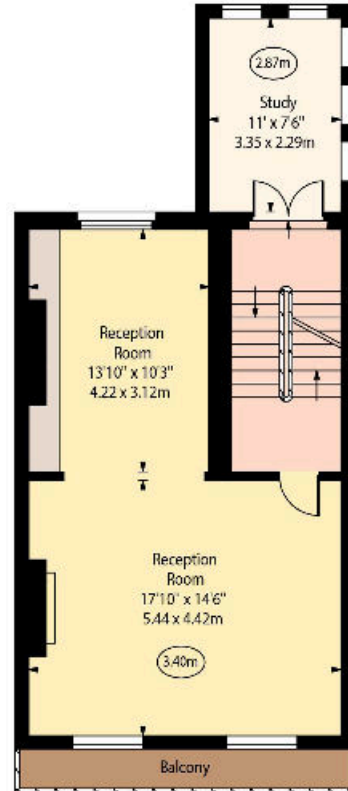
Lower Ground Floor



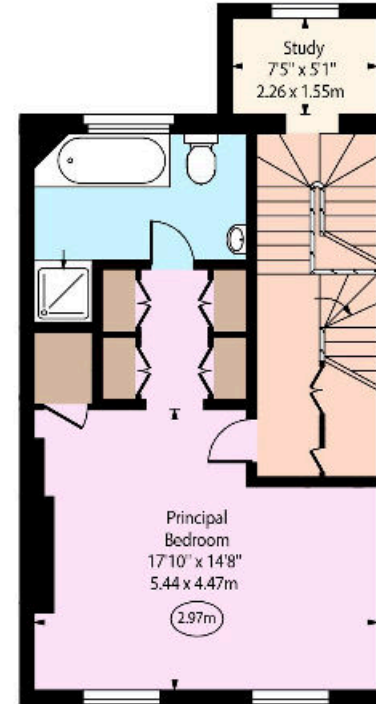
Ground Floor

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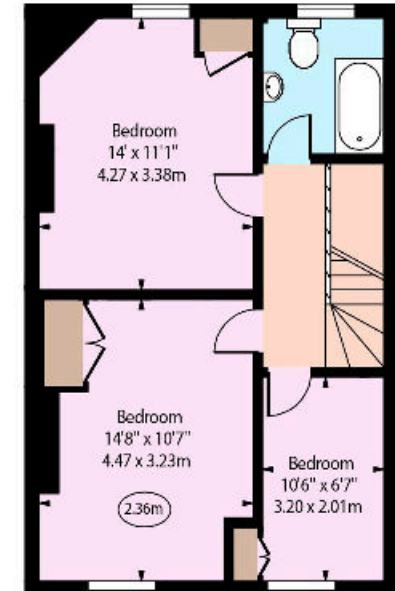
Approx Gross Internal Area 2920 Sq Ft - 271.27 Sq M  
 (excluding Cellars)  
 Cellars Area 70 Sq Ft - 6.50 Sq M



First Floor



Second Floor



Third Floor



○ Ceiling Height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
**Belsize Park**  
 2C England's Ln  
 Belsize Park  
 NW3 4TG  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Ilana Ormonde**  
 +44 20 3815 3357  
[ilana.ormonde@knightfrank.com](mailto:ilana.ormonde@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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