



Park Square West, Regent's Park NW1

**ARLINGTON**  
RESIDENTIAL

An outstanding John Nash residence with a private patio garden and connected mews house overlooking the exquisite Park Square Gardens.

Built between 1823 and 1824, this exceptional Grade I listed period property extends to circa 6,829 sq ft / 634.4 sq m. The current owners extensively renovated the house throughout. Benefiting from large sash windows and tall ceilings, the light and bright residence has a wealth of space for entertaining, featuring a grand drawing room, second reception room, and dining room, together with extensive additional leisure space.

This superb property demonstrates some of the best in central London living and is situated in a highly sought-after postcode that rarely comes to market, presenting an exciting opportunity for the right buyer. Overlooking the private 8.5-acre Park Square Gardens, the residence occupies a prominent position in this highly sought-after location. Its central position and unrivalled road and rail links provide the best of both worlds, with quick and easy access to green pastures, fine dining and high-class shopping on its doorstep.

**Guide price:** £13,950,000

**Tenure: Leasehold:** approximately 145 years remaining

**Service charge:** £7,450.94 per annum, paid half-yearly; next review date unknown. You or your advisors make your own inquiries.

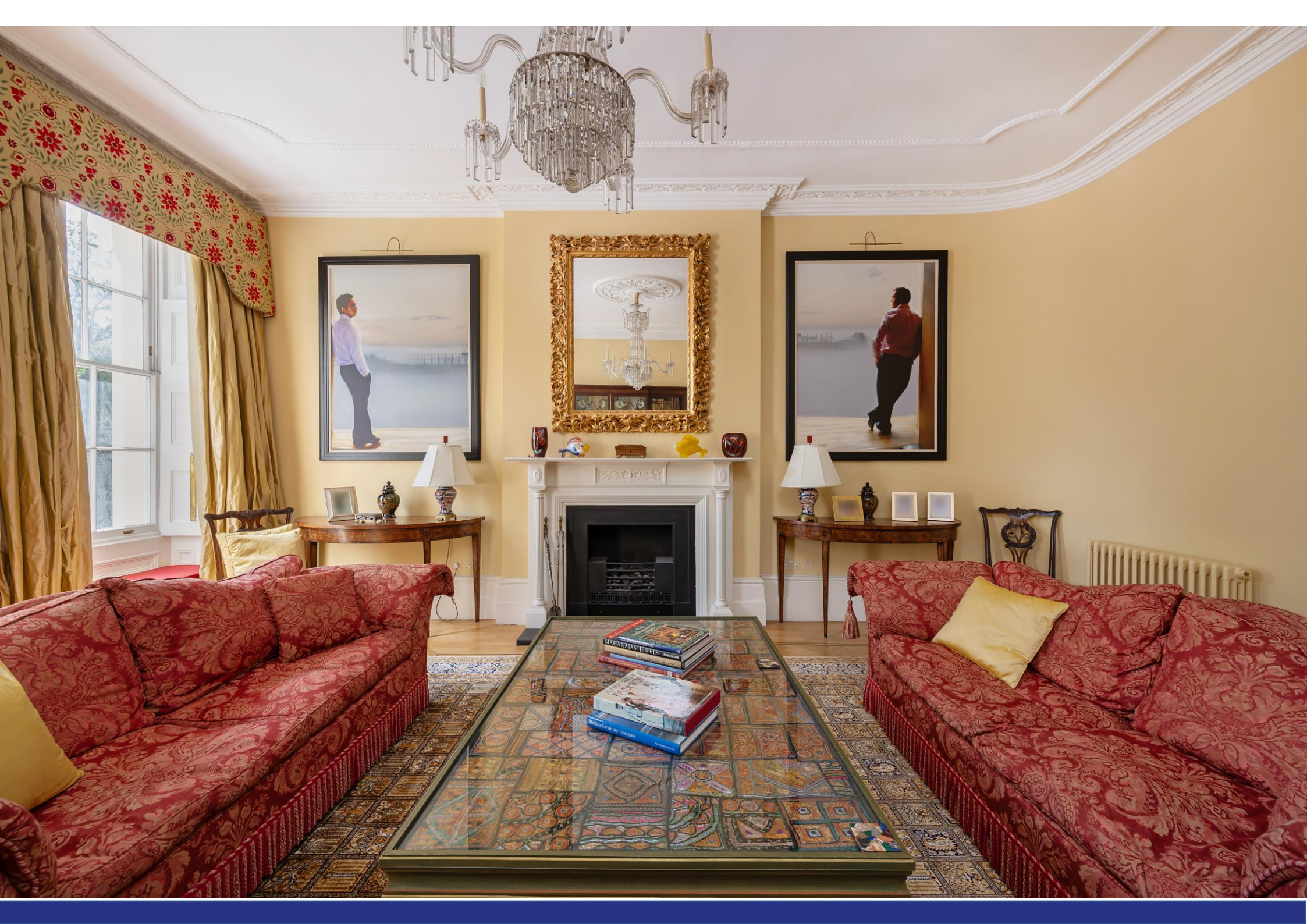
**Ground rent:** £3,000 per annum, reviewed every 25 years; next review date unknown.

**Local authority:** City of Westminster

**Council tax band:** H

**ARLINGTON**  
RESIDENTIAL





















# Park Square West, NW1

Approximate Area = 602.9 sq m / 6489 sq ft

Outbuildings = 31.1 sq m / 335 sq ft

Total = 634.0 sq m / 6824 sq ft

Including Limited Use Area (18.1 sq m / 195 sq ft) and Garage



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.