



# PARK VILLAGE WEST

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REGENT'S PARK NW1



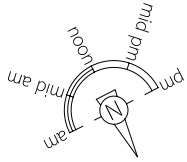
AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED  
DETACHED NASH VILLA, ARRANGED OVER THREE FLOORS,  
SPANNING APPROXIMATELY 4,092 SQ FT WITHIN A BEAUTIFUL  
CRESCENT ON THE EDGE OF REGENT'S PARK.

This outstanding home has been tastefully and completely redesigned by the current owners and currently offers five bedroom suites, a stunning kitchen breakfast room on the ground floor, cinema/bar and a reception room leading onto a well maintained private patio garden which is ideal for entertaining. Other benefits include air conditioning and under floor heating throughout, off-street parking for two cars and a garage.

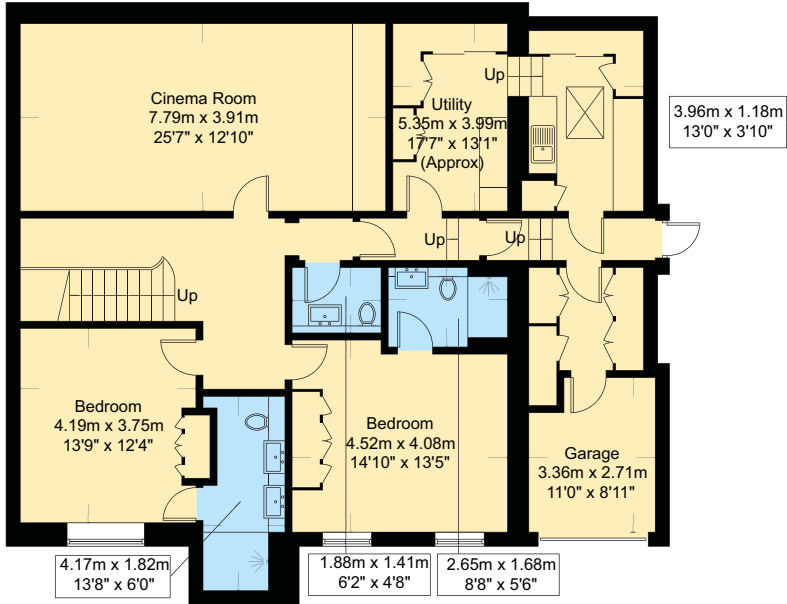
## LOCATION

Park Village West is ideally located within walking distance of Regent's Park and all the shopping and transport facilities of both Primrose Hill and the West End. Nearest tube stations are Regent's Park (Bakerloo line), Great Portland Street (Hammersmith & City, Circle and Metropolitan lines) and Camden Town (Northern line).

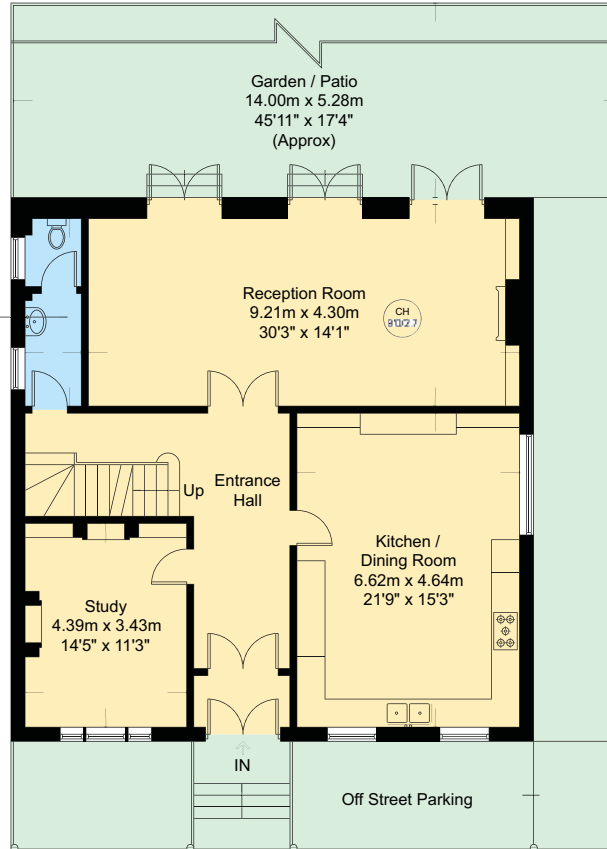




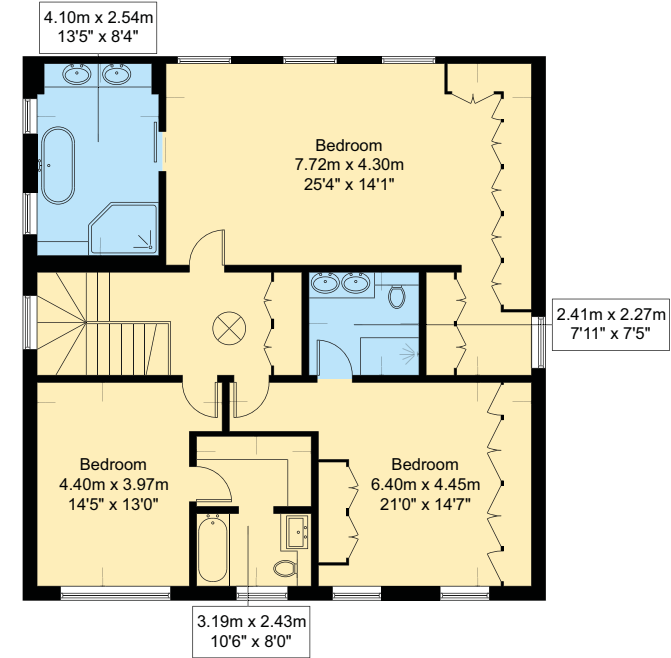
**APPROXIMATE GROSS INTERNAL AREA**  
4,092 SQ FT / 380.2 SQ M



**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

**LEASEHOLD 126 YEARS REMAINING**

**GUIDE PRICE £10,000,000**

**LOCAL AUTHORITY THE LONDON BOROUGH OF CAMDEN**

**EPC RATING C**

SOLE SELLING AGENTS



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