

Cumberland Terrace, Regents Park NW1



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An exquisite and luxuriously appointed Grade I listed house (6,160 sq ft / 572.3 sq m) situated on the Eastern side of Regent's Park.

This extraordinary home has been significantly developed by a celebrated professional team - architect William Rickard, with the interior designed by Agence Moinard Betaille and furniture and interiors by Promemoria and Bruno Moinard Editions. The result is an exceptionally sophisticated home arranged over five floors with meticulous attention to detail. It has been extensively renovated to feature a passenger lift, air conditioning throughout, a private courtyard and a roof terrace.



Guide price: £25,000,000

Tenure: Leasehold: approximately 139 years remaining, expiring on 28th September 2163

Service charge: There is no service charge except for the CEPC Garden and Paving Rates of £5,854.02 per annum, reviewed annually.

Ground rent: £3,000 per annum, doubled every 25 years (from 2013). Next review due 28/09/2038

Local authority: London Borough of Camden

Council tax band: H





With high ceilings and original period features, the property provides excellent entertaining spaces with formal and informal reception rooms, a large kitchen breakfast room, a utility room, a gym, a hammam and a wine cellar. A sizeable principal bedroom suite occupies the entire second floor, with five further bedrooms all en suite.

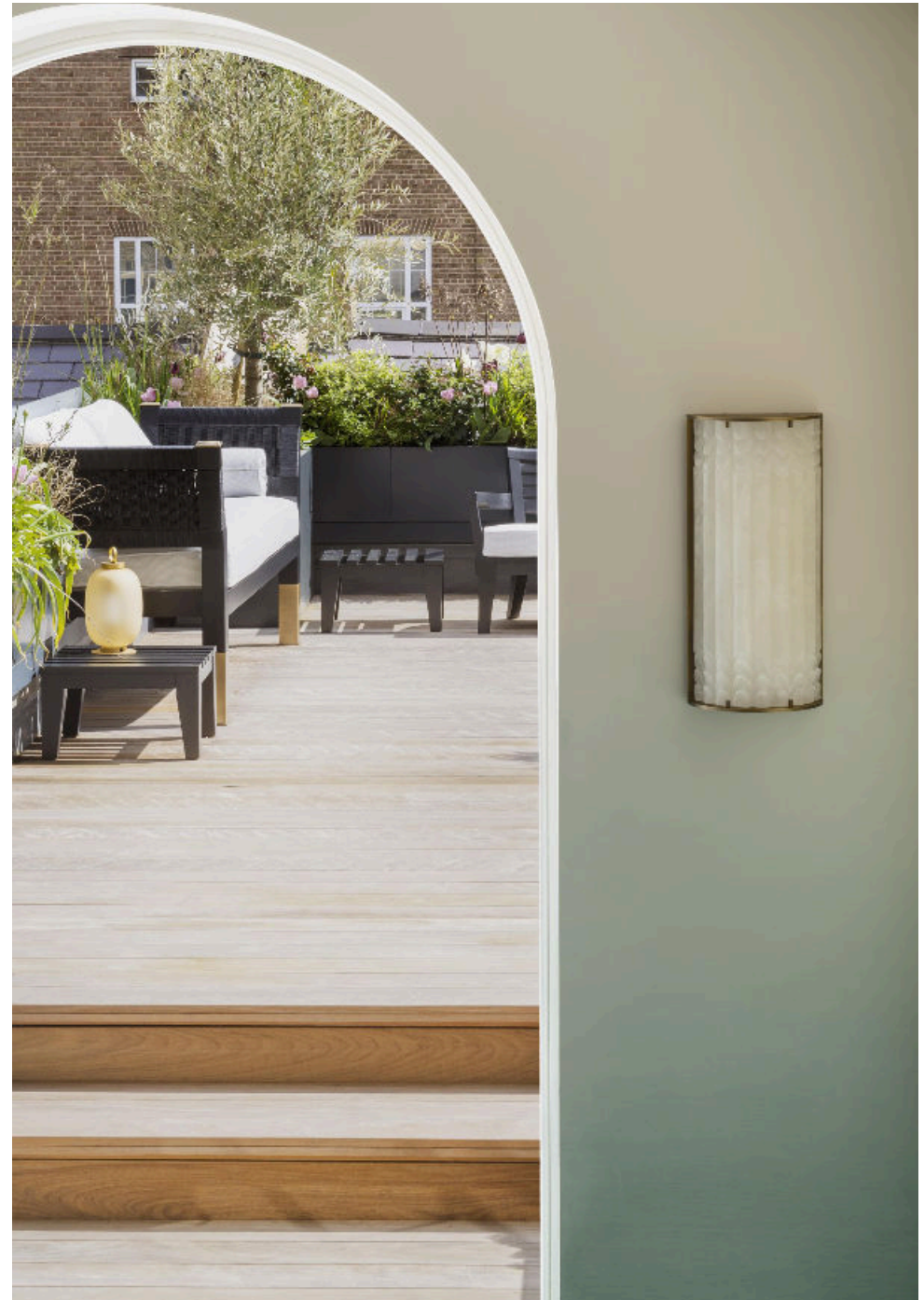
The property has the added benefit of an oversized double garage, off street parking on a private road, and access to the private Cumberland Terrace Gardens.

This house forms part of Cumberland Terrace on the eastern side of Regent's Park, completed in 1826 and designed by the Royal British Architect John Nash.

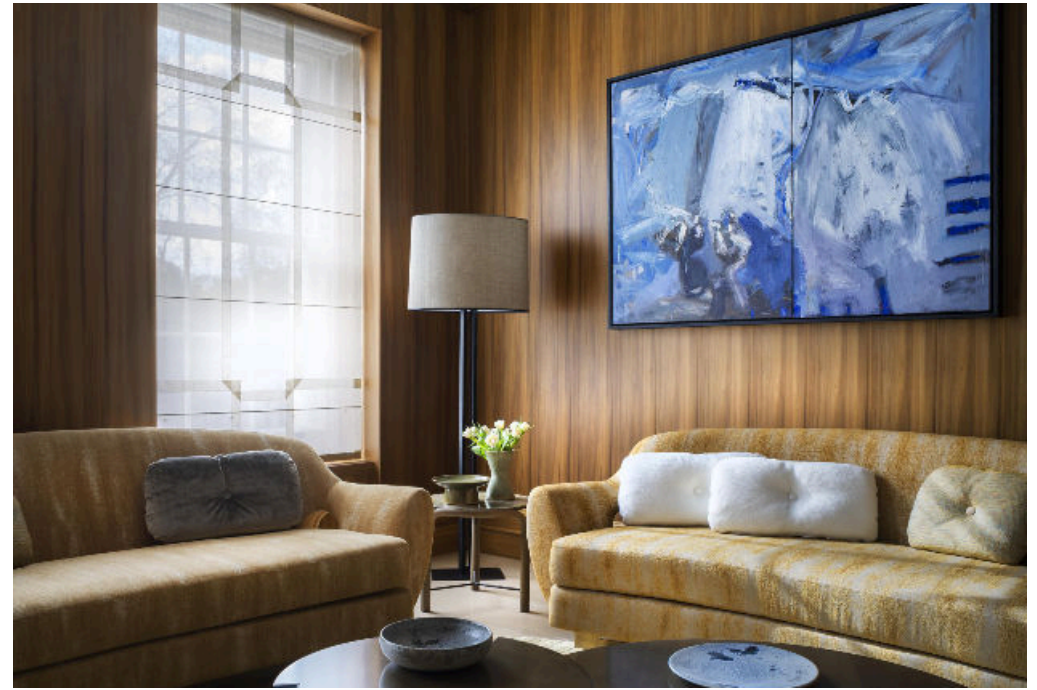
Location

Regent's Park offers various recreational facilities, including the world-famous Zoological Gardens, a restaurant, the open-air theatre, Queen Mary's Gardens, ZSL London Zoo, the boating lake and tennis courts. Whether you are enjoying a stroll or drifting along the canal, the vast greenery of Regent's Park in the heart of Central London has a magical feel. The property is easily accessible from London's main airports, including Heathrow (17.9 miles) and Luton Airport (31.7 miles). From the address, the property is well connected to the rest of London with local underground stations, including Regent's Park Underground Station and Great Portland Street Underground Station, both 0.8 miles away, these stations provide access to the Bakerloo Line and Hammersmith and City, Circle and Metropolitan Lines, respectively. Mayfair is a short journey away (13 minutes drive, 2 miles), where one can find many of London's finest shops and restaurants.

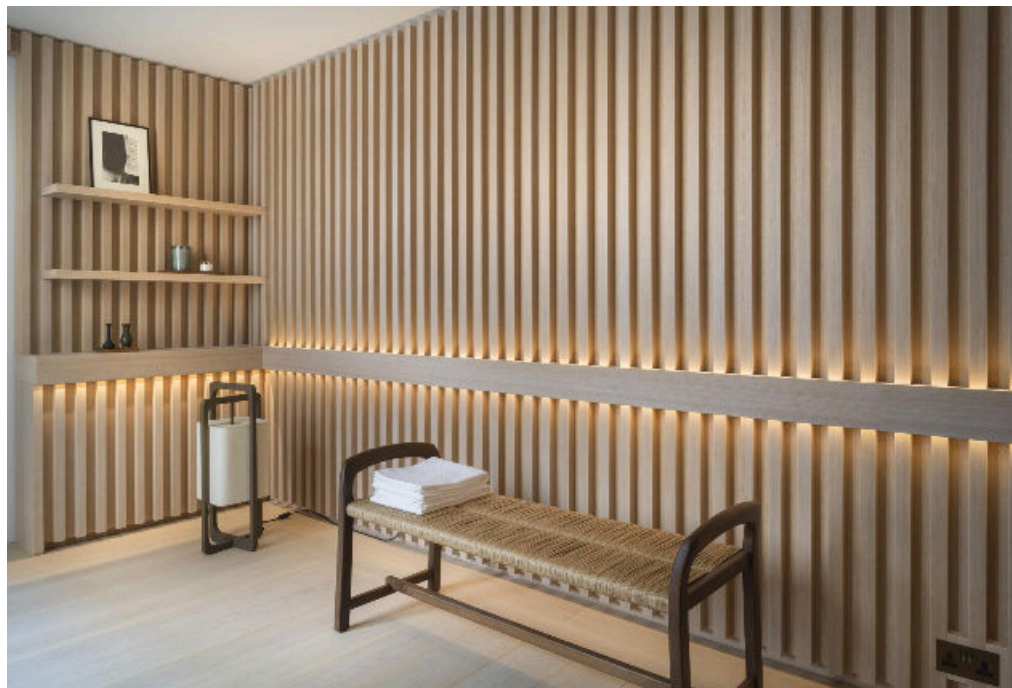
All times and distances are approximate.





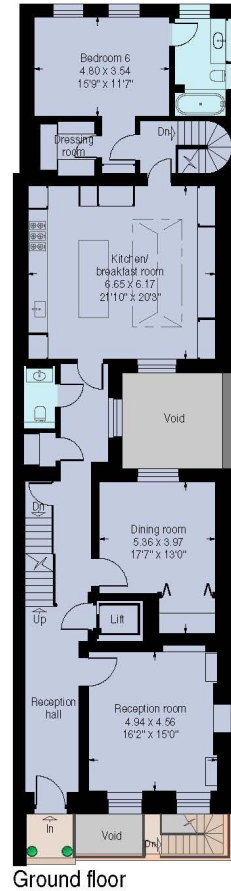






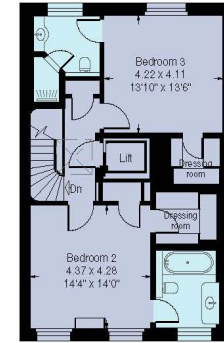
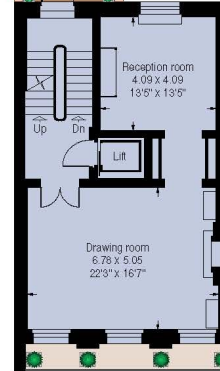




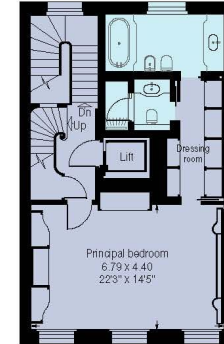


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Gross internal area (approx):
 572.3 sq.m. (6160 sq.ft.) Including vaults
 Vaults - 22.0 sq.m. (236 sq.ft.)
 For identification purposes only. Not to scale.
 Proplan UK



Third floor



Second floor

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.

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