



Regent's Park, NW1



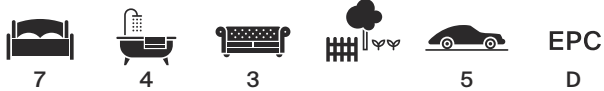


Regent's Park, NW1

An extraordinary Grade I listed lateral Regency villa (8,156 sq ft / 758 sq m) set behind a substantial gated drive with a private walled rear garden and separate self-contained mews.

Planning consent has been granted to remodel and expand the house to circa 10,000 sq ft (exact areas to be confirmed).

This elegant residence, arranged over four floors, features magnificent principal reception rooms, the majority of which afford spectacular views over Regent's Park. The lower ground floor contains the kitchen and other additional service rooms.



Guide price: £20,000,000

Tenure: Leasehold: approximately 140 years remaining

Service charge: Crown Estate Paving Commission £7,518 per annum, reviewed annually*

Ground rent: £6,000, fixed for the duration of the lease, next review due 2040

Local authority: London Borough of Camden

Council tax band: H



The first floor contains the primary bedrooms, and the second floor contains another suite of smaller bedrooms.

This exceptional house forms the southern half of a Regency Villa located at the northeast corner of Regent's Park Outer Circle. Designed and completed by James Burton between 1828 and 1834, Strathern Villa (as it was then known) was constructed as a single detached building, separated from John Nash's row of terrace houses. Almost immediately following its completion, the villa was subdivided to form two separate dwellings and extended through the addition of side wings to the north and south, to the designs of J.B. Papworth.

ACCOMMODATION principal bedroom with dressing room and en suite bathroom, six further bedrooms, two further bathrooms, shower room (en suite), reception hall, fully fitted kitchen/breakfast room, double volume drawing room, dining room, family room, study, gym, two guest cloakrooms, separate mews house with bedroom, bathroom, kitchen and sitting room.

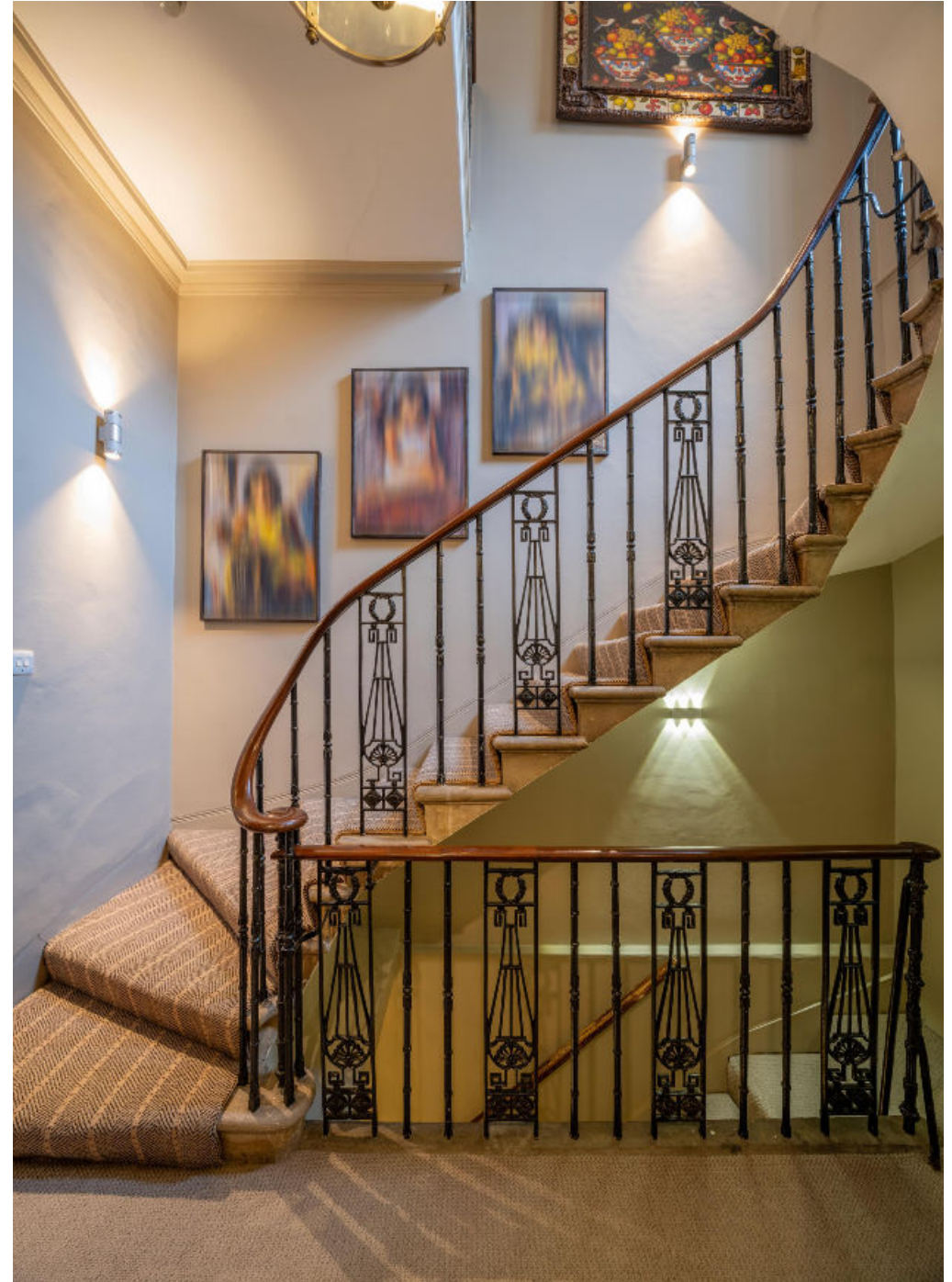
AMENITIES utility room, boot room, store room, wine store, plant/boiler room, private walled rear garden, double garage, carriage driveway providing parking for up to five cars.

*Please note that we have been unable to confirm the next review dates for the service charge. You should ensure that you or your advisors make your own inquiries.











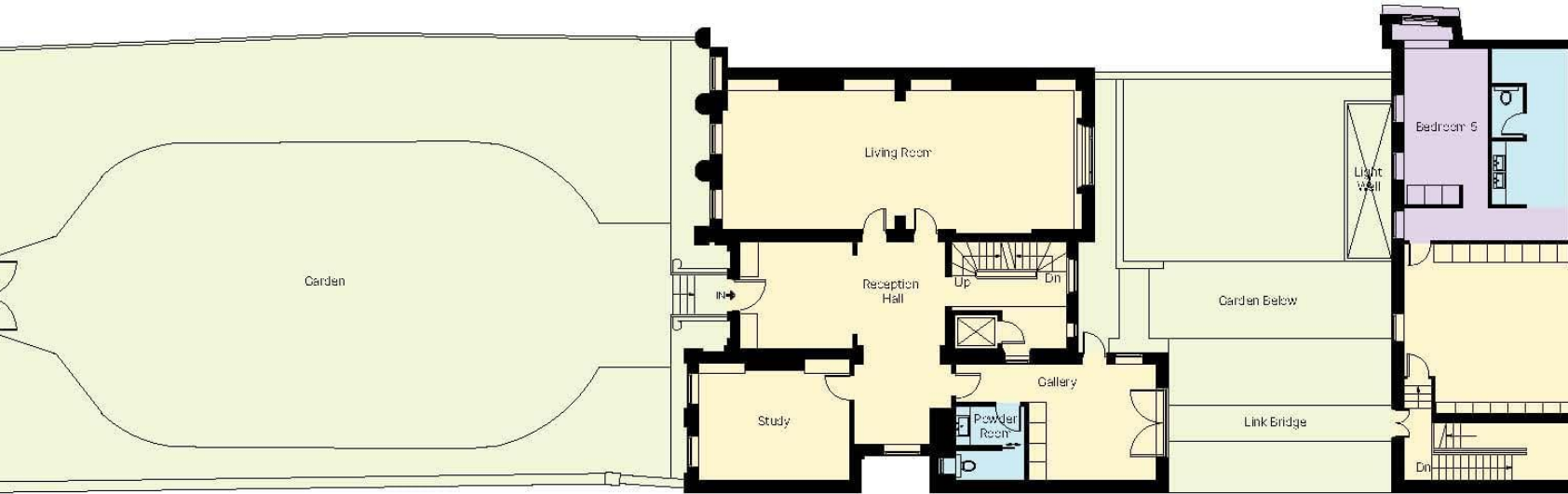
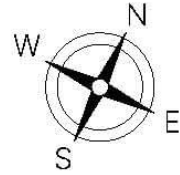




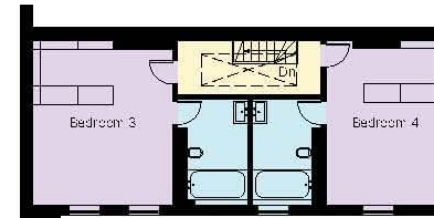
Proposed Floor Plan - Regent's Park, NW1

Approximate Area = 798.9 sq m / 8599 sq ft
(Including Garage)

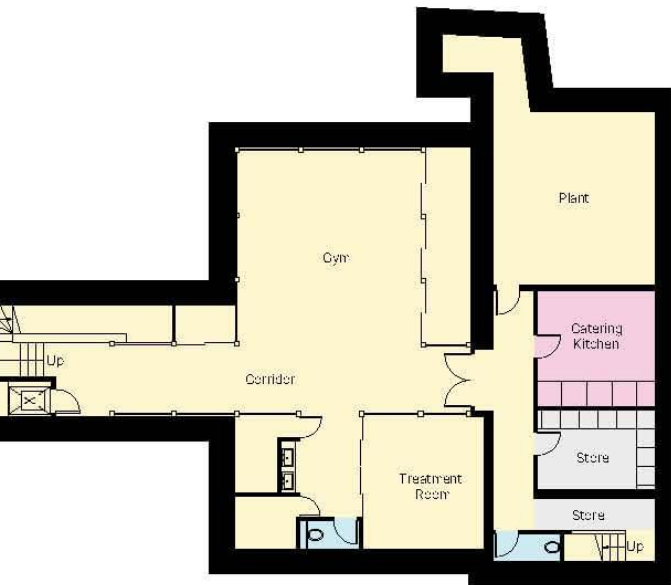
Basement = 214.4 sq m / 2308 sq ft
Total = 1013.3 sq m / 10907 sq ft



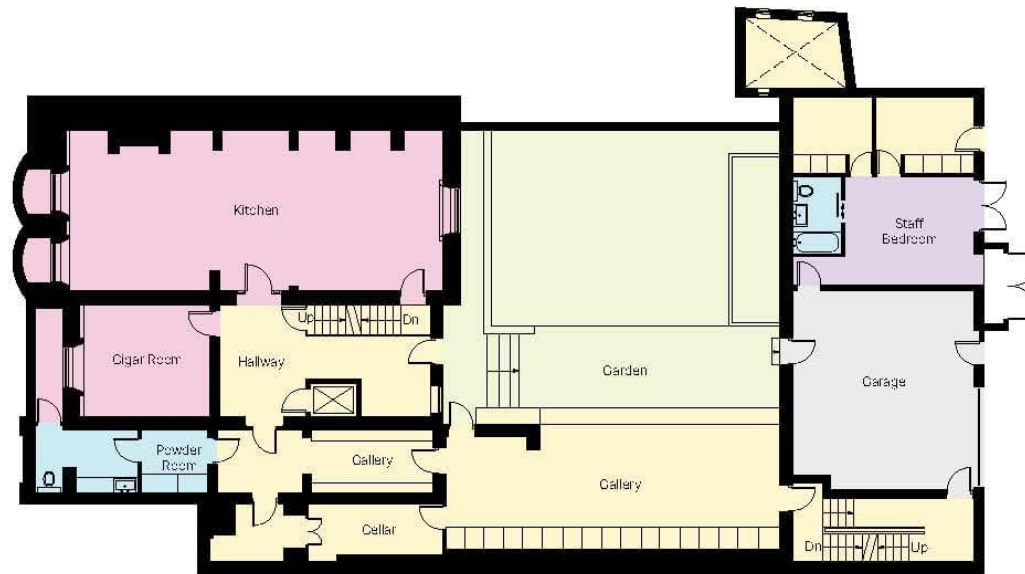
Ground Floor



Second Floor



Basement



Lower Ground Floor



First Floor



Existing Floor Plans - REGENTS PARK, NW1

Mews House: 1,993 Sq.Ft / 185.2 Sq.m
 Approximate Gross Internal Area
 8,156 Sq.Ft / 757.7 Sq.m



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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