



13 Prince Albert Road, London  
NW1 7SR  
Asking price £15,950,000 Freehold

IAN GREEN

RESIDENTIAL



An imposing white stucco-fronted residence located on the prestigious Prince Albert Road, offering lateral family accommodation, spanning over 8,000 sq. ft.

With state-of-the-art amenities and breath-taking views of Regents Park, this property is a rare gem. The home boasts a spacious kitchen/breakfast room, outfitted with high-end appliances and an abundance of storage, perfect for both intimate family meals and entertaining on a grand scale. The principal bedroom suite features a private dressing room and a luxurious en-suite bathroom, while multiple well proportioned bedrooms provide flexibility for family or guest use.

Designed for leisure and relaxation, the dedicated leisure floor includes a private cinema room, a gym/games room, a sauna, and a steam room. A spectacular indoor swimming pool adds to the sense of indulgence. The property is also serviced by an internal lift, ensuring effortless access to all floors.

Ideally situated opposite the iconic Regent's Park, this home benefits from proximity to stunning green spaces, cultural landmarks, and London's finest dining, shopping, and transport links.



# PRINCE ALBERT ROAD, NW1

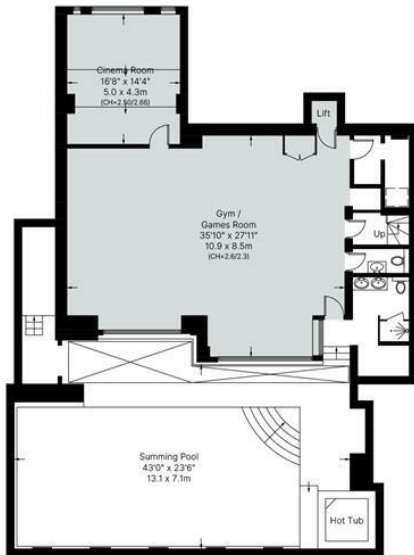
Approximate Area = 761.7 sq m / 8198 sq ft  
(Including Basement Mezzanine / Swimming Pool ) (Excluding Reduce Headroom)  
Reduce Headroom= 4.4 sq m / 47 sq ft  
Bin Store / Store = 2.0 sq m / 21 sq ft  
Total = 768.1 sq m / 8266 sq ft



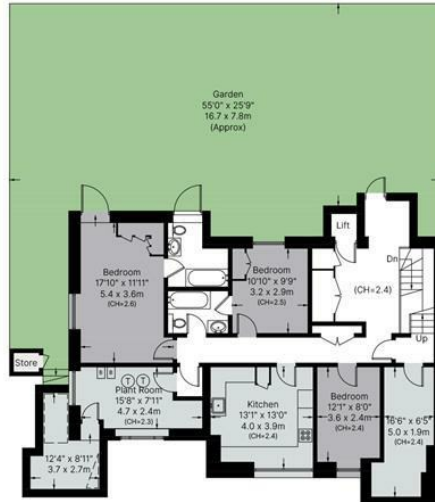
| Energy Efficiency Rating                                        |  | Current                                                                             | Potential |
|-----------------------------------------------------------------|--|-------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                                                                                     |           |
| (92 plus) A                                                     |  |                                                                                     | 78        |
| (81-91) B                                                       |  |                                                                                     |           |
| (69-80) C                                                       |  |                                                                                     |           |
| (55-68) D                                                       |  | 64                                                                                  |           |
| (39-54) E                                                       |  |                                                                                     |           |
| (21-38) F                                                       |  |                                                                                     |           |
| (1-20) G                                                        |  |                                                                                     |           |
| Not energy efficient - higher running costs                     |  |                                                                                     |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC                                                             |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |           |
|                                                                 |  | Current                                                                             | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                                                                                     |           |
| (92 plus) A                                                     |  |                                                                                     | 78        |
| (81-91) B                                                       |  |                                                                                     |           |
| (69-80) C                                                       |  |                                                                                     |           |
| (55-68) D                                                       |  |                                                                                     |           |
| (39-54) E                                                       |  |                                                                                     |           |
| (21-38) F                                                       |  |                                                                                     |           |
| (1-20) G                                                        |  |                                                                                     |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                                                                                     |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC                                                             |           |
|                                                                 |  |  |           |



Basement Mezzanine



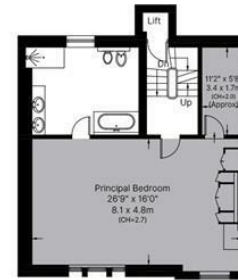
Basement



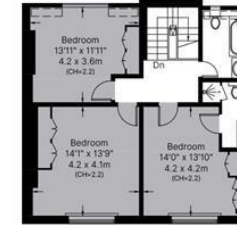
Lower Ground Floor



Ground Floor



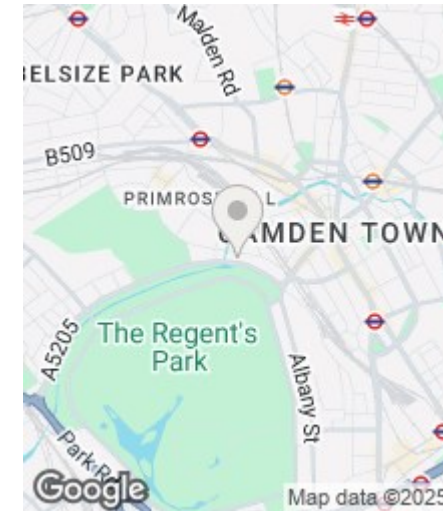
Second Floor



Third Floor



First Floor



Measurements are approximate, not to scale

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