



GLOUCESTER LODGE

REGENT'S PARK NW1



AN EXCEPTIONALLY RARE DOUBLE FRONTED JOHN NASH VILLA WITH A SELF-CONTAINED MEWS IN THE CIRCLE OF REGENT'S PARK.

One of Regent's Park's most desirable homes, this outstanding Grade I listed Nash villa is set behind a large carriage drive, providing parking for up to eight cars. This elegant residence boasts magnificent principal reception rooms, most of which offer spectacular views over Regent's Park, along with a private walled rear garden and two separate self-contained mews houses.

The property spans approximately 8,000 sq ft, with planning consent for a rear extension and basement, increasing the size to around 10,000 sq ft. Further details regarding the plans are available upon request.



Key Features

- Private walled rear garden
- Double garage
- Carriage driveway providing parking for up to eight Cars
- Wine store
- Garden
- Mews house



Accommodation & Amenities

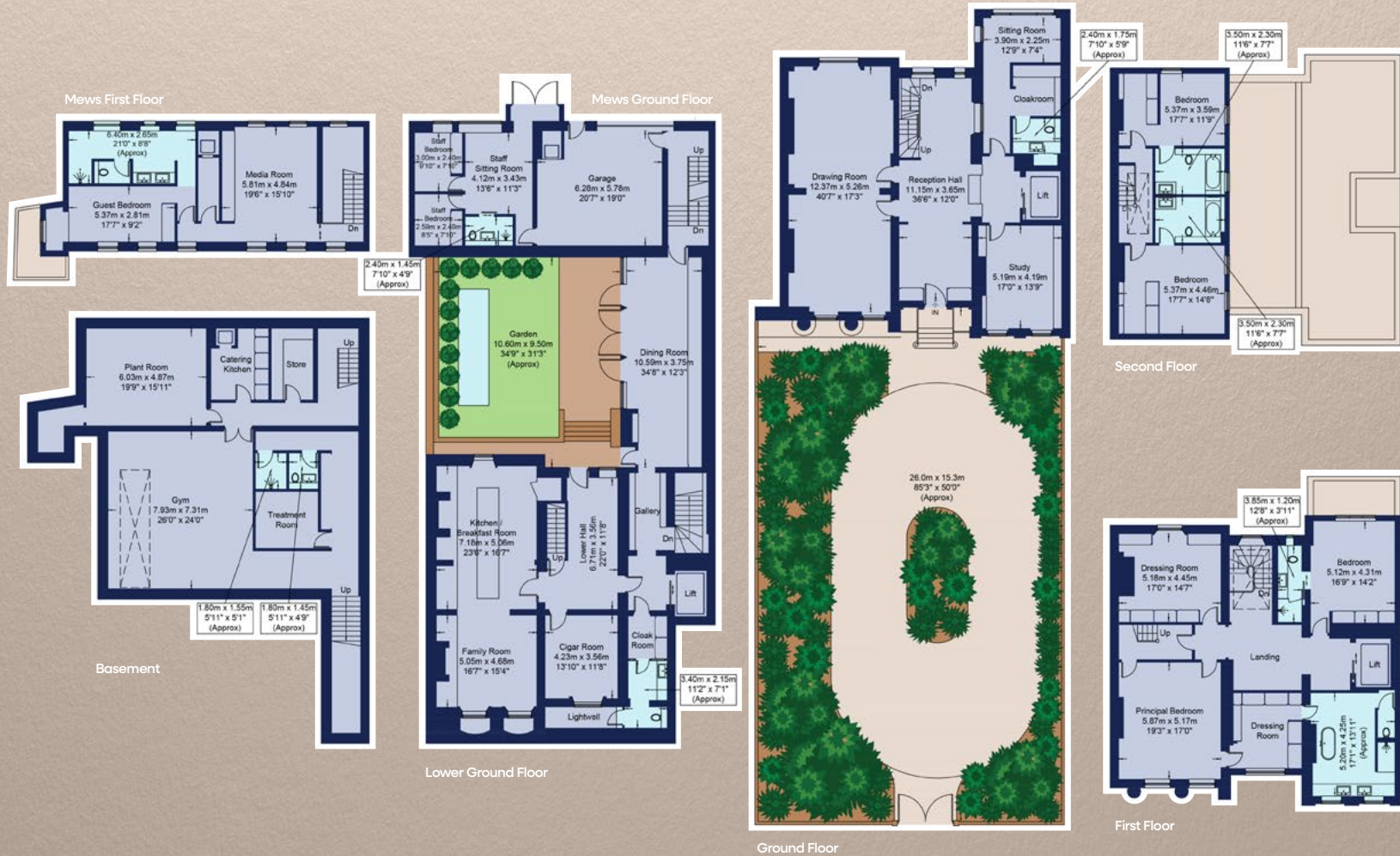
- Reception hall
- 40ft Intercommunicating drawing room with high ceilings
- Kitchen/breakfast room
- Dining room
- Family room
- Study
- Principal bedroom with dressing room and bathroom
- 6 Further bedrooms
- 3 En-suite bathrooms
- Gym
- Treatment room
- Cigar room
- Garden
- Separate mews house with bedroom, bathroom, kitchen and sitting room

Location

Gloucester Gate is situated on the North Eastern boundary of Regent's Park's outer circle. With easy access to the shops and restaurants of Marylebone and the West End and excellent transport facilities with both Great Portland Street and Regent's Park Stations close by plus easy access to the A40.







Tenure Leasehold

Guide Price £20,000,000

Local Authority Camden Council

Council Tax Band H

EPC Rating D

Approximate Gross Internal Area

10,370 sq ft / 963.43 sq m

Meus House

1,883 sq ft / 174.9 sq m

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

This plan has been supplied to The Brochure by Beauchamp Estates

**BEAUCHAMP
ESTATES**

+44 (0)20 7722 9793

Beauchamp Estates St John's Wood
80 St John's Wood High Street
St John's Wood, London, NW8 7SH
sjw@beauchamp.com
beauchamp.com

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