



3, Cambridge Terrace,  
Regents Park, NW1

£3,250 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

This newly refurbished lateral apartment offers generous proportions and direct views over Regent's Park. The property includes two spacious reception rooms facing west, a master bedroom suite, three additional bedrooms, and a modern kitchen with a utility area to the rear. The flat has been finished to a high standard and benefits from lift access, a designated underground parking space (available by separate negotiation), and access to the private gardens of Park Square and Park Crescent. Located on Cambridge Terrace, the property is within easy reach of local shops and cafes. Paddington Station is approximately 0.7 miles away, offering national and international rail services, while Edgware Road Station is about 0.5 miles away and serves the Bakerloo Line for convenient travel across the city.

4 Bedrooms : Bathroom : 2 En Suite Shower Rooms : Guest WC : Reception Room : Reception/Dining Room : Kitchen : Westminster Council Tax Band H :

## Key Features

- OVERLOOKING REGENT'S PARK
- UNDERGROUND PARKING
- LIFT ACCESS
- ACCESS TO PRIVATE GARDENS OF PARK SQUARE AND PARK CRESCENT

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

## Cambridge Terrace, NW1

Approx. Gross Internal Area 2164 Sq Ft - 201.04 Sq M



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.