



# PARK VILLAGE EAST, REGENT'S PARK NW1

£2,000 Per Week (£8,666.66 PCM)

## FEATURES

- John Nash double-fronted house with sensational garden
- Over 2,150 Sq ft (202 Sq. m) of internal accommodation over 3 floors
- Double reception room as well as a beautiful conservatory
- Off street parking
- Moments from Regent's Park
- 0.3 miles from Camden Town underground station
- 0.4 miles from Mornington Crescent station



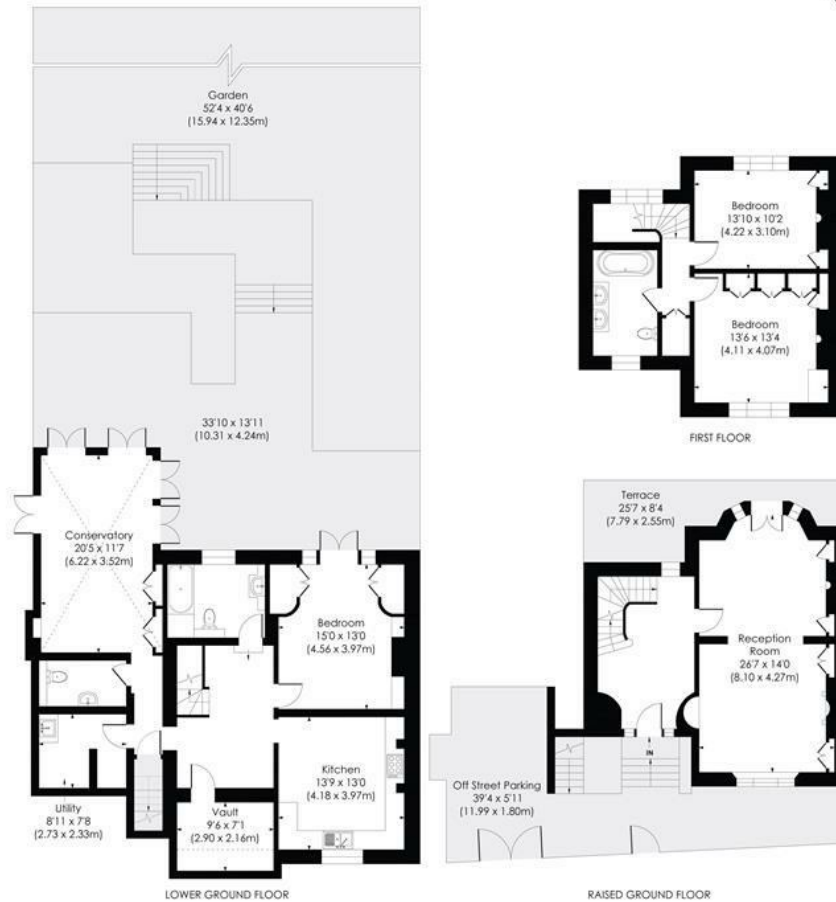
**M**askells

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		79
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## PARK VILLAGE EAST, NW1

Approx. Gross Internal Floor Area

2175 Sq. ft/202.04 Sq. m (Inc. Restricted Head Height)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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Council Tax Band: G

A beautiful John Nash Grade II\* listed double fronted house benefiting from two large reception rooms leading onto a large balcony with space for a table and chairs overlooking the exceptional private landscaped garden. There is a spacious kitchen/breakfast room with an additional reception room leading to a terrace and the garden at the rear. There are three large double bedrooms and two recently modernised bathrooms, the house offers plenty of flexibility for family and entertaining.

Park Village East is located on the eastern side of Regents Park and within close proximity to all the amenities of both Primrose Hill, and Marylebone High Street as well as Regent's Park Underground Station (Bakerloo Line) and Great Portland Street Underground Station (Hammersmith & City, Metropolitan & Circle lines). EPC D.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

