Knight Frank



PETO PLACE,

Regent's Park NW1



A LARGE ONE BEDROOM MAISONETTE APARTMENT

Beautifully refurbished and offering flexible living accommodation with flowing natural light throughout. Designed with intentionally sustainable, energy-efficient, modern features and drainage and ventilation management in mind, rare for a Grade II listed building.



Local Authority: London Borough of Camden

Council Tax band: E

Tenure: Leasehold with approximately 130 years remaining

Ground rent: £200 per annum, reviewed every 33 years (capped to £400)*

Service charge: Approximately £2,919 per annum + Crown Estate Paving Commission £745 per annum, both reviewed annually*

Asking Price: £900,000



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Extending to 841 sq ft of well-thought-out, proportioned space, the property has its own private entrance, as well as a separate entrance off Albany Street. Comprising of an open-plan reception room with skylight windows and herringbone real wood flooring, a bespoke kitchen, a well-proportioned bedroom, exceptional storage and wardrobe space and a modern bathroom.

The apartment has two underground vaults and small storage area off the patio courtyard which has potential for a conversion such as an office space, wine cooler or workout area, an allocated underground parking space and another private CEPC parking space. Forming part of the Crown Estate, Peto Place is located just 150m from St Andrews Gate and the entrance of Regent's Park, and benefits from access to the Park Square Gardens, offering a communal garden.

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

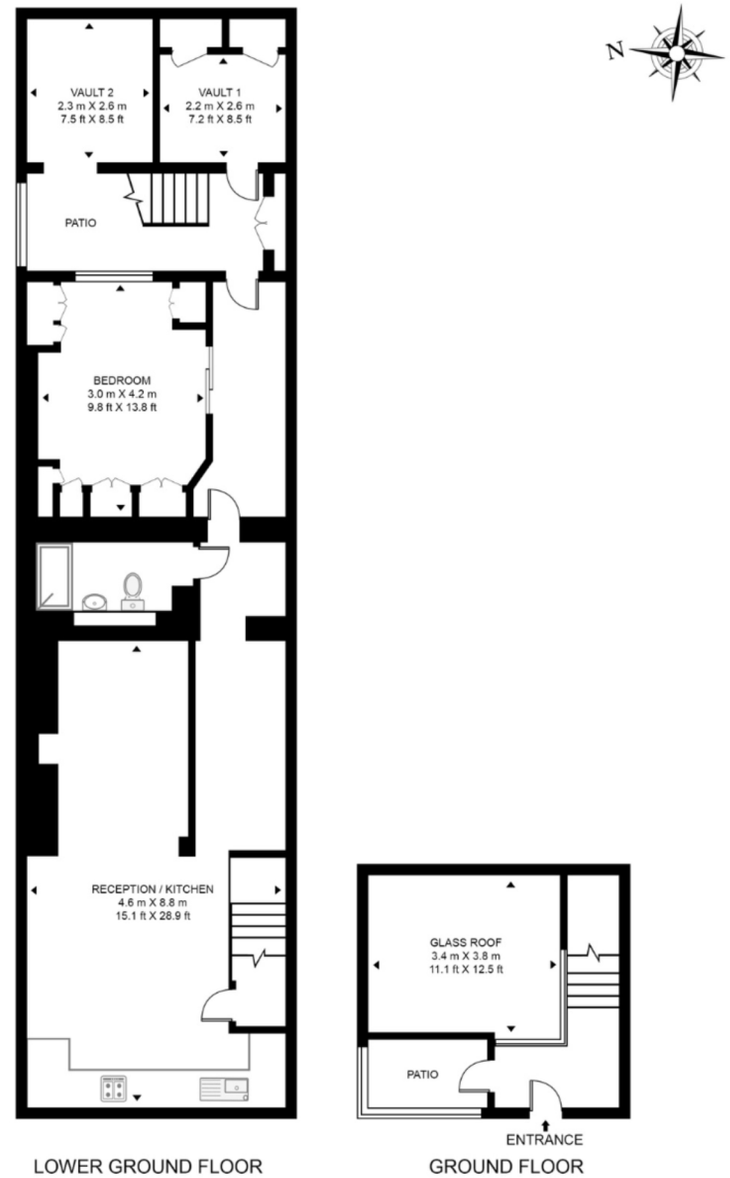












Approximate Gross Internal Area = 78.1 sq m / 841 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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Your partners in property

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