

# Hanover Terrace, Regents Park NW1

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With "green views" overlooking Regent's Park, this six-bedroom family home offers parking, a garden, and a separate mews house. Available for sale and arranged over approximately 6,329 sqft, this Grade I listed home is located on Hanover Terrace in the heart of Regent's Park. Upon entering the grand entrance hall, you can see directly through to the rear garden, a feature recently added after renovation work by the current owner.



**Guide price:** £12,950,000

**Tenure:** Leasehold: approximately 119 years remaining

**Service charge:** Please note we have been unable to confirm the amount or the next review date of the service charge and ground rent. You should ensure you make your own enquiries

**Ground rent:** £2,000 per annum, reviewed every 10 years

**Local authority:** City of Westminster

**Council tax band:** H





On the raised ground floor, there is a large dining room leading to an internal office, which flows into a generous reception room. Unlike others on the terrace, this room features three floor-to-ceiling windows that provide access to the ground-floor terrace, making it ideal for entertaining, with direct access down to the garden.

The lower ground floor includes a wonderfully bright open-plan kitchen and family room, which also opens onto a terrace perfect for outdoor dining and entertaining. A dumbwaiter runs from the kitchen all the way to the third floor at the top of the house. At the front of the lower ground floor, you will find a guest WC, utility room, and an ideal space for live-in staff or guests. This section has a separate entrance from the front of the house, leading to a bedroom suite with a living room and fully functioning kitchen.

The first floor is the jewel of the house. With fantastic ceiling heights and floor-to-ceiling windows, the large formal reception room boasts a terrace at the front of the house as well as a large terrace at the rear. Very few houses in Regent's Park offer this amount of outdoor space across the lower ground, ground, and first floors.

The principal suite occupies the entire second floor, featuring two dressing areas as well as a shower and bath. The top floor contains three additional generously sized bedrooms. Bedroom two boasts an en-suite shower room, while bedrooms three and four share the family bathroom. At the top of the staircase, the glass atrium allows an abundance of natural light into the hallway.



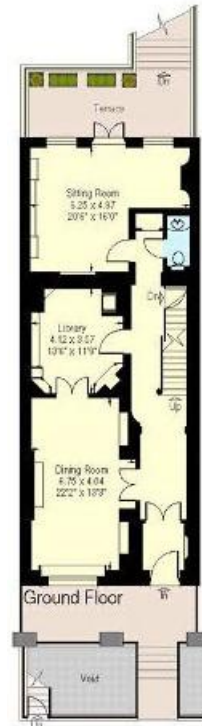






## Hanover Terrace, London NW1

Approximate Gross Internal Area:  
 House - 439.6 sq.mts. / 4732 sq.ft.  
 Mews House - 118.2 sq.mts. / 1272 sq.ft.  
 (not including vaults - 22.4 sq.mts. / 241 sq.ft.)  
 Total - 580.2 sq.mts. / 6245 sq.ft.



First Floor (Mews)



First Floor



Second Floor



Third Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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