

CAMBRIDGE GATE

REGENT'S PARK, LONDON NW1





IMPRESSIVE THREE BEDROOM APARTMENT WITH EXTENSIVE VIEWS OVER REGENT'S PARK.

An exceptional first-floor split-level apartment situated within Cambridge Gate, one of Regent's Park's most prestigious and architecturally significant terraces.

Extending to approximately 3,636 sq ft (337.8 sq m), the apartment has been comprehensively refurbished and thoughtfully designed, seamlessly combining the grandeur of its original architecture with contemporary living. Generous volumes, impressive ceiling heights and elegant period detailing are evident throughout, creating a remarkable balance of formal and informal living spaces.

The property is centred around a magnificent west-facing reception room overlooking Regent's Park, bathed in natural light and leading directly onto a private park-facing balcony with far-reaching views across the Royal Park. A substantial kitchen and breakfast room provides an excellent space for both day-to-day living and entertaining. This is complemented by a separate study/ family room as well as a dedicated media room.

The principal bedroom suite benefits from extensive dressing accommodation and a beautifully appointed en suite bathroom. Two further bedrooms, each with their own dressing room and en suite bathroom or shower room, provide generous guest or family accommodation.

The apartment showcases a level of craftsmanship synonymous with luxury living, with bespoke joinery, exquisite finishes, premium fittings and thoughtfully designed interiors evident throughout. In addition, electronically controlled and fully automated technical systems, with local and remote access, operate throughout the apartment.

Cambridge Gate is one of Regent's Park's most distinguished residential terraces, benefiting from 24-hour porterage and an enviable park-facing position. The property further benefits from two allocated parking spaces.


























PULP FICTION
GoodFellas
RESERVOIR DOGS


BAL DES ARTS




The Who
Led Zeppelin



LOCATION

Cambridge Gate enjoys an exceptional position on the edge of Regent's Park, combining the tranquillity of one of London's largest Royal Parks with immediate access to the capital's most important business, cultural and retail destinations.

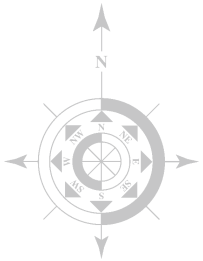
Positioned within one of Central London's most established residential enclaves, the property benefits from a rare park-side environment while remaining highly connected. The City of London lies approximately 3.2 miles to the east and the West End approximately 2.2 miles to the south. Mayfair's internationally renowned shopping and dining districts are within easy reach, including Bond Street (approximately 1.1 miles), Regent Street (approximately 1.2 miles) and Oxford Street (approximately 1 mile).

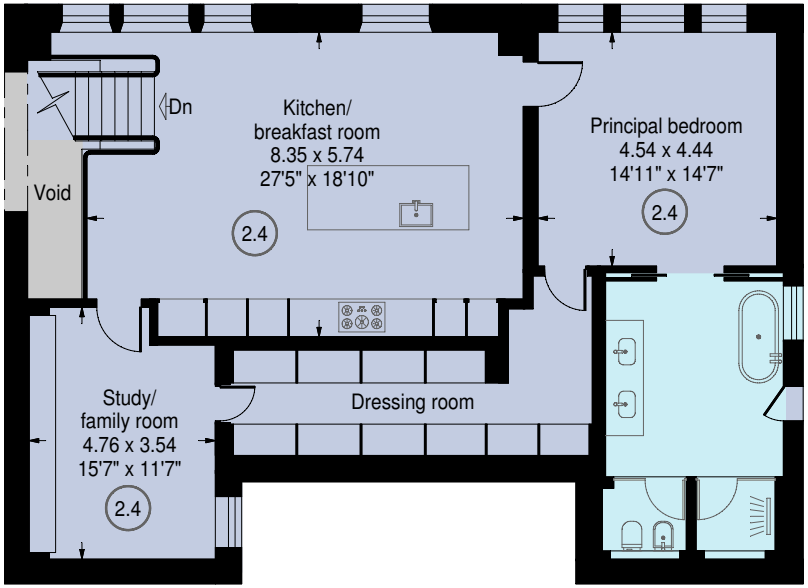
The American School in London is approximately 1.1 miles away, further enhancing the appeal of the location for both local and international families.

All distances are approximate.



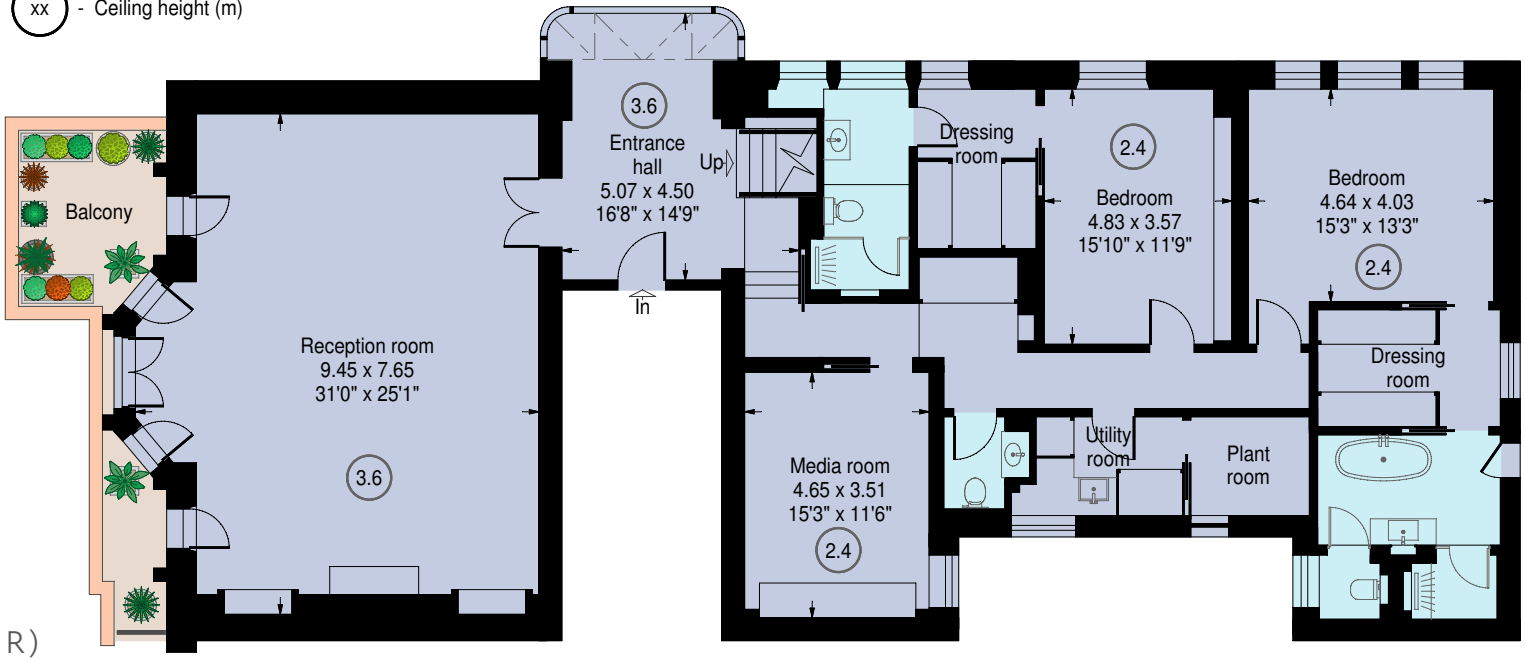
GROSS INTERNAL AREA (APPROX)
337.8 sqm / 3,636 sq ft





FIRST FLOOR (UPPER)

xx - Ceiling height (m)



FIRST FLOOR (LOWER)

TERMS

Guide price £11,950,000

London Borough of Camden

Leasehold (Expiry 2170)

Service Charge: £34,452.18 per annum

(excluding reserve fund contributions)

Council Tax Band: H

EPC rating is C

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Viewing: Strictly by appointment with Knight Frank.

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