

PETO PLACE



REGENT'S PARK NW1

An apartment designed with intentional sustainability, energy efficiency, long-term soundproofing, modern features, and drainage and ventilation management in mind, rare for a Grade II listed building.



A large one-bedroom maisonette apartment, beautifully refurbished and offering flexible living accommodation with flowing natural light throughout, ideally located on a private and quiet cobbled street on the southeast corner of Regents Park, and close to a number of world-leading universities, national and international railway stations, key shopping and entertainment attractions.

Extending to an impressive 841 sq ft of well-thought-out and proportioned space, the property has its own private entrance off a quiet courtyard with a separate entrance off Albany Street.



Centred around a welcoming open-plan style reception room with skylight windows and bespoke fittings and herringbone real wood flooring throughout, the reception room also opens to a part-separate study space to the rear. A bespoke made kitchen offers plenty of space and modern amenities and opens to a designated dining area under impressive skylight windows.



The flat is fitted with underfloor heating split across three zones (living, bedroom, and bathroom), all of which can be managed by mobile apps controlled by Heatmiser and Myheating. Energy-efficient heat pump Megaflo system for hot water and heating with a backup electric boiler. Smart heating and ventilation system reuses energy from the bathroom and kitchen to heat the apartment. Water softener system installed and separate drinking water tap.



SPECIFICATION

- TOTO Japanese toilet
- NEFF induction hob
- NEFF steam, slide and hide oven
- AEG 70/30 Fridge freezer
- AEG washer and dryer
- BOSCH dishwasher
- FRANKE kitchen sink
- Good relative EPC ratings
- Dornbracht and Alape bathroom fixtures
- Italian-designed and manufactured kitchen and bedroom cupboards
- Integrated water softener
- Separate drinking tap
- Custom-made Banham steel-reinforced doors which also both allow remote door entry
- Custom-made entrance stair and under-stairs storage
- Walls designs with sustainable clay materials
- Herringbone real wood flooring
- Lighting outside private entrances
- Non-structural deep

renovations completed in 2023, modern and new, very good condition

- Damp-proofed throughout, superior sump pump system solution with guarantee
- Walls, floors, and ceiling insulated throughout
- All ceilings are also soundproofed
- Rewired throughout flat for modern use with access points and lighting
- Infrastructure electricity upgrade, 1ph to 3ph, installed LV 3ph 35mm cable
- All major pipe cleaning works have been completed
- Had hired sustainability consultants, M&E consultant working alongside the project manager to deliver
- Major supermarket chains as well as access to ethnic supermarkets all within walking distance and unique in central London (Indian, Chinese, and Japanese, Mexican).





A welcoming hallway leads on to a well-proportioned quiet bedroom with natural light, secondary glazing, exceptional storage and wardrobe space overlooking a private patio courtyard entrance. A modern bathroom suite features a TOTO Japanese toilet, glass-enclosed walk-in shower, and towel rail.





The apartment has access to two underground vaults and a small storage area off the patio courtyard (circa 122 sq ft), with stairs leading upwards to the Albany Street private entrance, an allocated underground parking space, another private CEPC parking space, private gate access to St Andrew's Place to get to Regents Park, and access to the Park Square Gardens, offering a communal garden setting for refined urban living.

The apartment is fitted with fibre optic broadband, a TP-Link system to ensure meaningful Wi-Fi is available throughout the flat. A fitted remote and mobile door entry system for both entrances and fitted steel-enforced Banham doors and Banham security system, also mobile app-controlled.

Forming part of the Crown Estate, Peto Place is located just 150m from St Andrews Gate and the entrance of Regents Park. This wonderful one-bedroom home offers a tranquil setting set just moments from the amenities of Central London living.

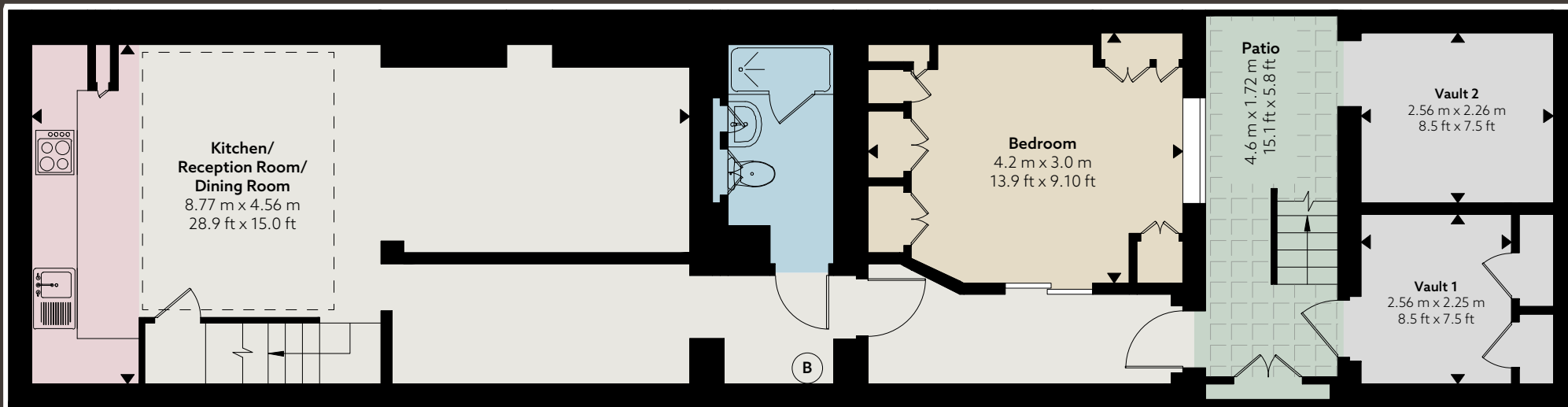
The leasehold has also been extended with 130 years remaining.

LOCATION

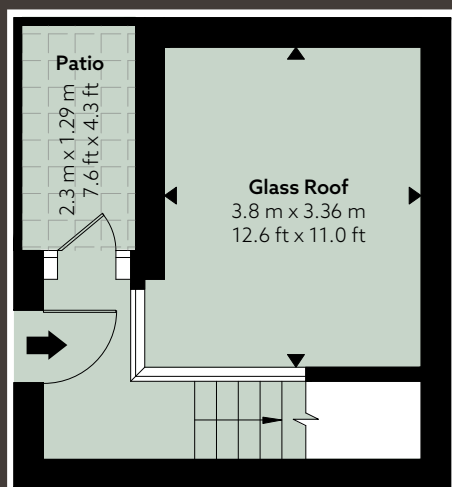
- Within 100 yards from Regents Park
- 1 mile to Oxford Circus
- 0.5 miles to Harley Street
- 0.6 miles to Marylebone
- High Street
- 1.2 miles to London Zoo
- 1 mile to Euston Station
- 1.6 miles to Lord's Cricket Ground

TRANSPORT LINKS

Allowing exceptionally easy access across London, they are available locally from Regents Park (0.1m) and Great Portland Street (365ft). Baker Street, Warren Street, Oxford Circus are within proximity. Euston Station (0.5m) and Kings Cross Station (1.1m).



Lower Ground Floor



Ground Floor

**APPROXIMATE
GROSS INTERNAL
FLOOR AREA**
841 sq ft / 78.1 sq m

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

This floor plan was supplied to The Brochure by Jones Lang LaSalle

TERMS

Tenure: Leasehold, 130 years remaining, expires 20/03/2156

Service Charge: Approximately £3,663 per annum

Ground Rent: Approximately £100 per annum

Local Authority: Camden
London Borough Council
Council Tax: Band E
EPC: Rating C

