

CHESTER TERRACE.

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Regent's Park, NW1



EXCEPTIONAL FIVE-BEDROOM REGENT'S PARK RESIDENCE

An elegant Grade I listed townhouse arranged over five principal floors, this substantial residence offers expansive and beautifully balanced accommodation, including a garage and vaults.



5



4



2

EPC

D

Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approx. 33 years remaining

Ground rent: £270 per annum*

Service charge: £3,200 per annum*

Guide Price: £7,000,000





Occupying a coveted position on the renowned Chester Terrace, the property seamlessly combines grand proportions, period charm and exceptional versatility, creating a distinguished home perfectly suited to contemporary family living.

The ground floor is centred around a welcoming entrance hall which leads to a spacious dining room and a generously sized kitchen/breakfast room. Designed with both entertaining and everyday living in mind, this level provides an excellent family hub with ample space for dining, cooking and socialising.

The first floor features an impressive formal reception room with access to a private balcony, providing an attractive outlook and an abundance of natural light. A separate reception room or study offers flexible accommodation and is ideal for home working, a library or an additional sitting room.







Occupying the entire second floor, the principal bedroom suite provides a luxurious private retreat, complete with extensive bathroom facilities and ancillary storage. The third floor comprises three further bedrooms together with a family bathroom and additional shower facilities, making this level particularly well configured for family accommodation.

The lower ground floor offers outstanding flexibility and includes two further bedrooms, a utility room, bathroom facilities and access to a private patio and courtyard area. This floor could readily accommodate guest accommodation, staff quarters, a gym, media room or additional family living space according to individual requirements.

Further benefits include a private garage, extensive vaulted storage beneath the property, excellent ceiling heights throughout much of the accommodation and a lift servicing all levels. The property enjoys a prestigious location bordering Regent's Park and is conveniently situated for the boutiques, restaurants and amenities of Marylebone, Primrose Hill and St John's Wood, while benefiting from easy access to



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



Chester Terrace, Regents Park NW1

Gross internal area (approx):

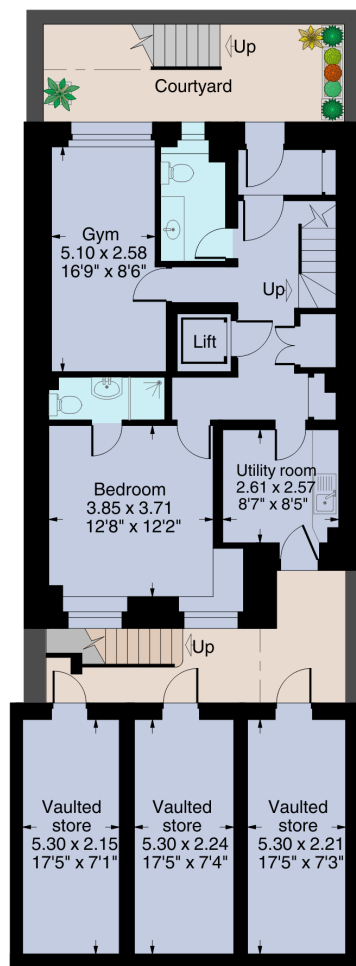
Total - 376.2 sq.m. (4049 sq.ft.) including:

Vaulted stores - 35.5 sq.m. (382 sq.ft.)

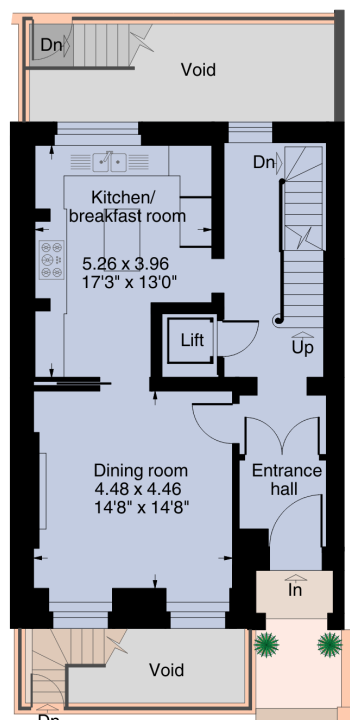
Garage - 13.4 sq.m. (144 sq.ft.)

For identification purposes only. Not to scale.

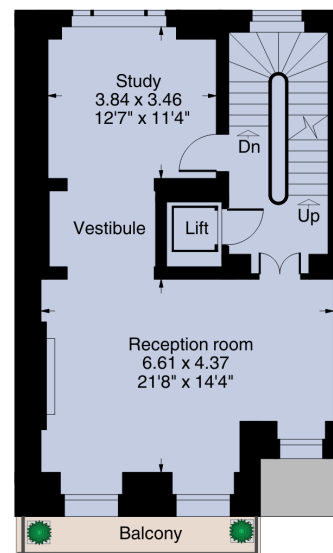
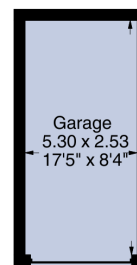
Proprietary



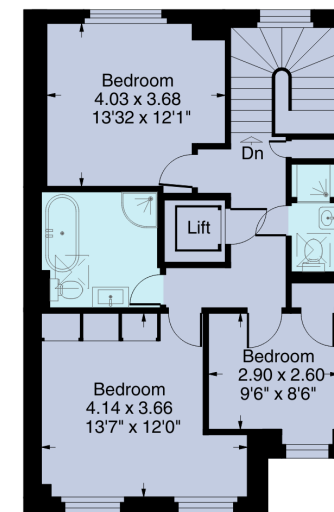
Lower ground floor



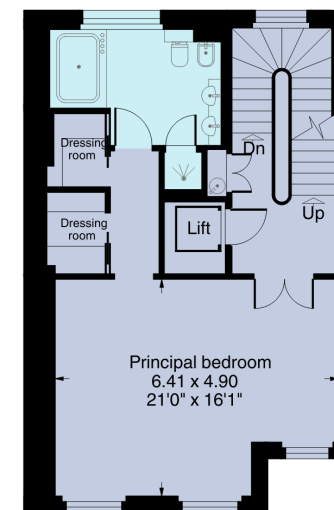
Ground floor



First floor



Third floor



Second floor

Approximate Gross Internal Area = 376 sq m / 4,049 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)



Declan Selbo

020 7586 2777

declan.selbo@knightfrank.com

Knight Frank St Johns Wood

5-7 Wellington Place, London,

NW8 7PB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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