



**A BEAUTIFULLY PRESENTED TERRACED HOUSE ON
THE EAST SIDE OF REGENT'S PARK**

PARK VILLAGE WEST
REGENT'S PARK, LONDON, NW1 4AE

Guide Price £3,600,000 - Leasehold



Grade II* listed • Reception Room • Study/ Family Room • Kitchen/ Dining Room • 4 bedrooms (1 en suite) • 1 further bathroom • Guest cloakroom • Courtyard gardens • 2343 sq ft (217.7 sq m)

Situation

Park Village West can be found on the eastern side of Regent's Park. Regent's Park itself offers a wide range of recreational facilities, including the Zoological Gardens, the open air theatre, Queen Mary's Gardens, the boating lake and tennis courts. The nearest Underground stations are Great Portland Street (Circle and Metropolitan Lines), as well as Camden Town (northern line), both of which are within approximately 1.2km walk.

Description

This property of Nash architecture is set in a charming and picturesque crescent. An exceptional double fronted, low built villa in this enchanting enclave, 0.2 miles from Regents Park. The property is set across three floors and comprises on the first floor of three bedrooms as well as a staff bedroom on the ground floor, with the master bedroom being en suite and a family bathroom for the other two bedrooms. On the raised ground floor there is a spacious reception room and study/family room. On the ground floor there is an impressive wine cellar as well as a bathroom and a large kitchen and dining room that leads on to a beautiful courtyard garden. Additionally, planning has been granted to develop a basement.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Park Village West, NW1

Approximate Gross Internal Floor Area : 2029 sq ft / 188.5 sq m (Excluding Vaults)
 Approximate Gross Internal Floor Area : 2343 sq ft / 217.7 sq m (Including Vaults)

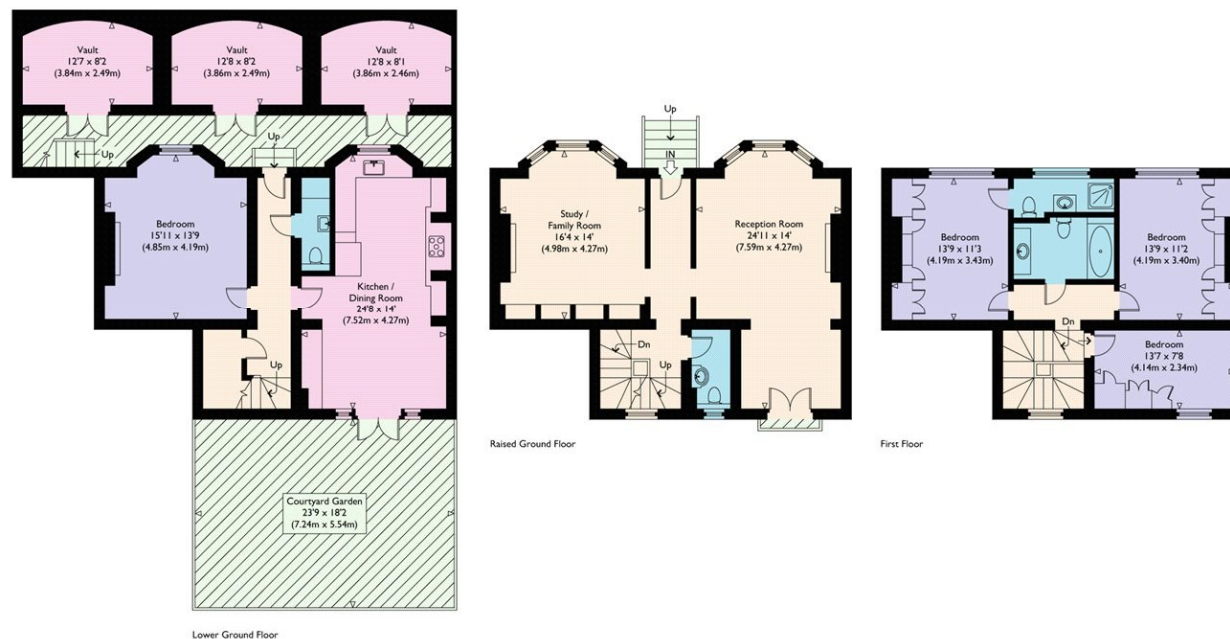


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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