

THE CARRICK VILLA | ST KATHERINE'S ORCHARD | REGENT'S PARK NW1



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A charming, newly built, detached house (3,355sq ft/311sq m) located on the north eastern periphery of Regent's Park. The property, which is presented to a very high standard, features well planned living accommodation on the ground floor with each room opening directly onto the delightful landscaped gardens.

There is also a double garage with additional off street parking set behind a gated driveway and access to Regent's Park Outer Circle via a private passageway. The lower ground floor comprises a bedroom with an en-suite bathroom, a second bedroom/staff suite with an en-suite bathroom, a guest WC, a laundry room and a media room with a wet bar. Ground floor accommodation includes study, kitchen, dining room, drawing room and a guest WC. The first floor has two bedrooms suites, a master bedroom with a dressing room and bathroom and a second bedroom with en-suite shower room. The property is conveniently situated within close proximity to the boutique shops and restaurants of Primrose Hill and Marylebone whilst providing easy access to Oxford Street, London Kings Cross and St Pancras International Stations.

Regent's Park has been in the ownership of the Crown since the 16th Century and was largely designed for the Prince Regent by John Nash to create a garden city concept of villas, terraces and crescents. Building began in 1812, and by 1826 almost all the terraces were completed. The Carrick Villa and the neighbouring property were designed and built by the Crown Estate in 2009 to create two new luxury detached villas in the traditional style of architecture. Some would say that this is the best of both worlds, a modern property will all of the up-to-date features as well as period charm and architecture.

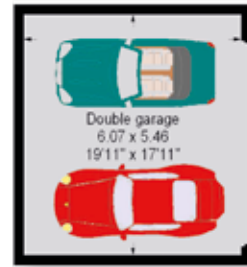
Regent's Park itself offers a wide range of recreational facilities, including the Zoological Gardens, the open air theatre, Queen Mary's Gardens, the boating lake and tennis courts. The nearest Underground stations are Great Portland Street (Circle and Metropolitan Lines), as well as Camden Town (northern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



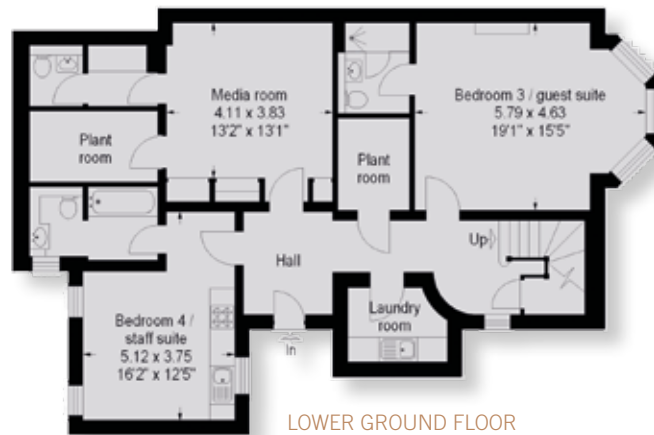
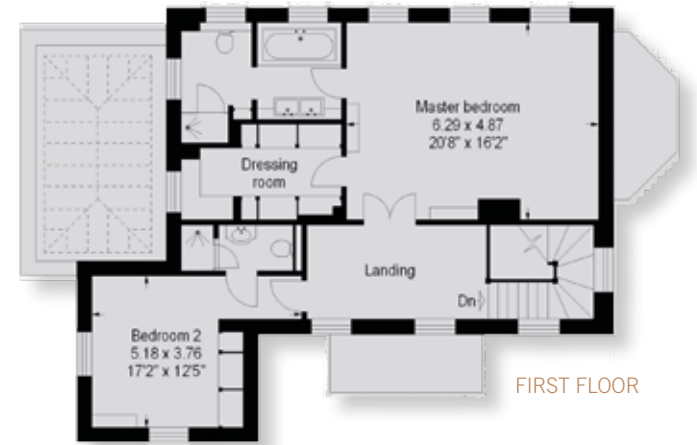




GROSS INTERNAL AREA (APPROX.)
 HOUSE - 311.7 SQ M / 3,355 SQ FT
 GARAGE - 33.2 SQ M / 357 SQ FT



GARAGE



PRICE ON APPLICATION LEASEHOLD 119 YEARS REMAINING

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