

Cambridge Gate, Regent's Park NW1



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A substantial seven bedroom apartment (6,175 sq ft) with a private courtyard garden and garage in the most desirable building, with off street parking and 24 hour portorage, overlooking Regent's Park.

This exceptional family home entered through the original entrance of the building with the entire galleried staircase, is arranged principally over two floors only, with an office and balcony on the third floor-the drawing and entertaining rooms on the raised ground floor feature 3.9m ceiling heights and large windows. There is a separate kitchen with an additional breakfast room/sunroom overlooking the courtyard garden.



Guide price: £8,000,000

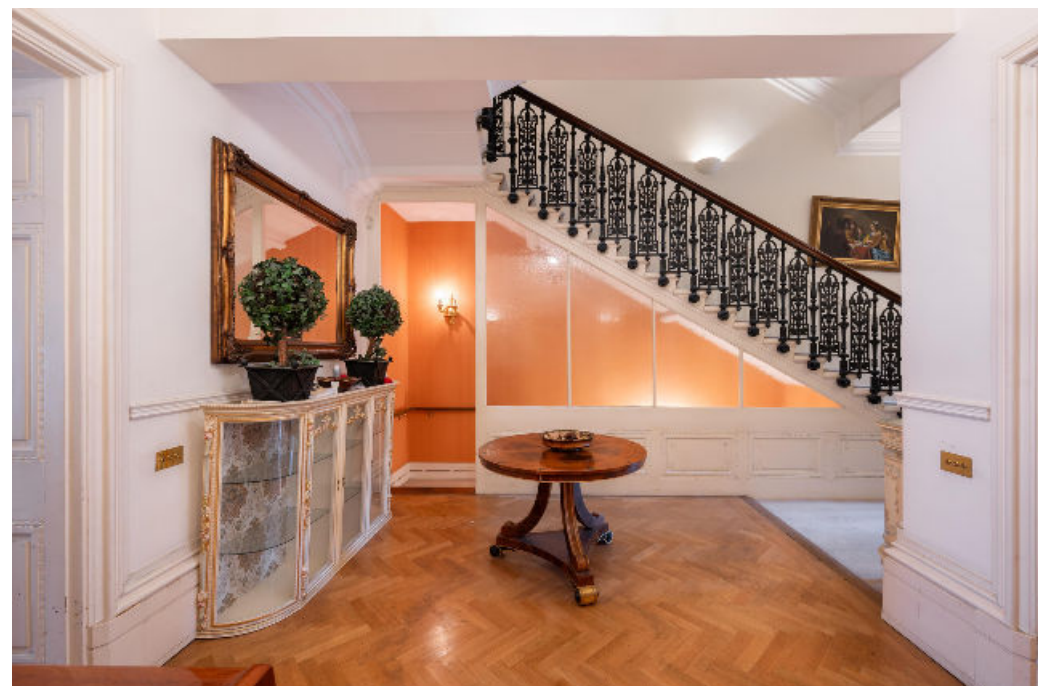
Tenure: Leasehold: approximately 119 years remaining

Service charge: £33,528.48 per annum, reviewed annually + Crown Estates Paving Commission £1,935.09 per annum*

Ground rent: £2,200 per annum*

Local authority: London Borough of Camden

Council tax band: H







There are four principal suites with en suite bathrooms, three further family /guest bedrooms (all with en suite bathrooms), two guest cloakrooms/WC and utility/plant space.

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

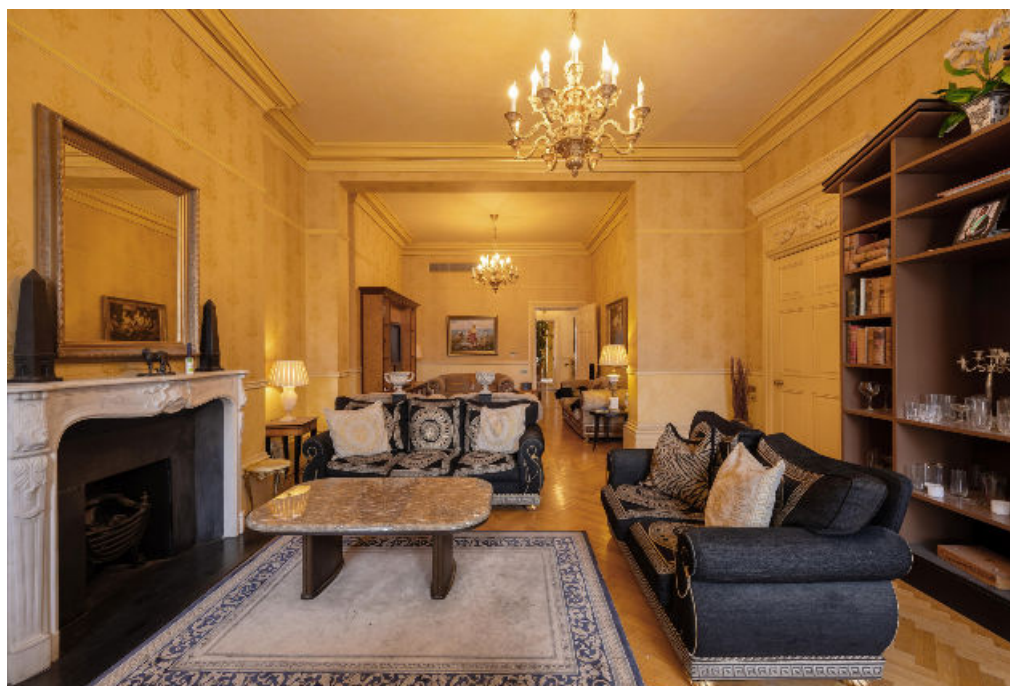




Location

Cambridge Gate reflects the elegance of the past. It enjoys the quiet seclusion and security that comes with overlooking one of central London's largest parks, and yet the city of London is within 15 minutes drive, and the West End is less than a mile away. Private and secure, enjoying views over 487 acres of royal parkland and gardens, this handsome terrace also benefits from resident parking. Externally, the restored embellishments and entablatures reflect the French Second Empire style in which Cambridge Gate was built in 1875.

All times and distances are approximate.

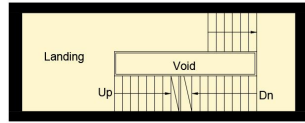




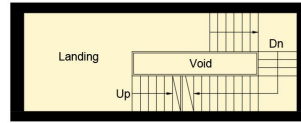


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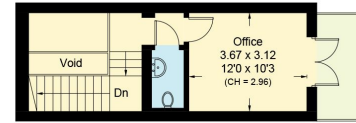
Approximate Area = 573.7 sq m / 6175 sq ft
Including Limited Use Area and Garage (4.1 sq m / 44 sq ft)
(Excluding Void)



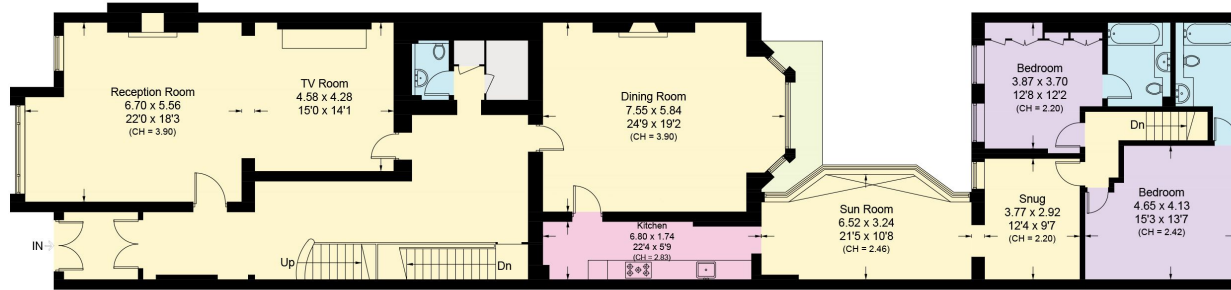
First Floor
Approximate Area = 22.2 sq m / 239 sq ft
(Excluding Void)



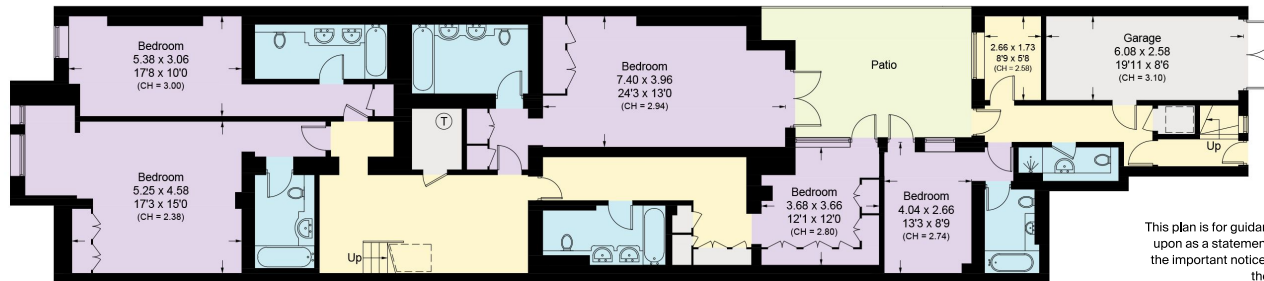
Second Floor
Approximate Area = 22.8 sq m / 245 sq ft
(Excluding Void)



Third Floor
Approximate Area = 24.6 sq m / 265 sq ft
(Excluding Void)



Ground Floor
Approximate Area = 261.5 sq m / 2815 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)



Lower Ground Floor
Approximate Area = 242.6 sq m / 2611 sq ft
Including Limited Use Area and Garage (2.0 sq m / 21 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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