

Cambridge Gate, Regents Park NW1

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# Cambridge Gate, Regents Park NW1

Commanding a prime location with sweeping views over 410 acres of royal parkland and gardens, this distinguished property was originally built in 1875. It has been meticulously restored to seamlessly combine heritage with modern luxury throughout.

Spanning approximately 4,457 square feet of grand living space, the apartment features five bedrooms, five reception rooms, and four bathrooms. Additional highlights include a private patio, secure parking, and a private garage.



**Guide price:** £8,000,000

**Tenure:** Leasehold: approximately 125 years remaining

**Service charge:** £30,000 per annum, reviewed annually, next review due 2025

**Ground rent:** £1,800 per annum, reviewed annually, next review due 2025

**Local authority:** London Borough of Camden

**Council tax band:** TBC







Cambridge Gate is a truly unique residence, offering extraordinary living spaces designed for a refined and effortless lifestyle. Its tranquil location ensures unmatched seclusion and security,

This exceptional address lies within the boundaries of Regent's Park, making it the only Central London park with a residential presence.

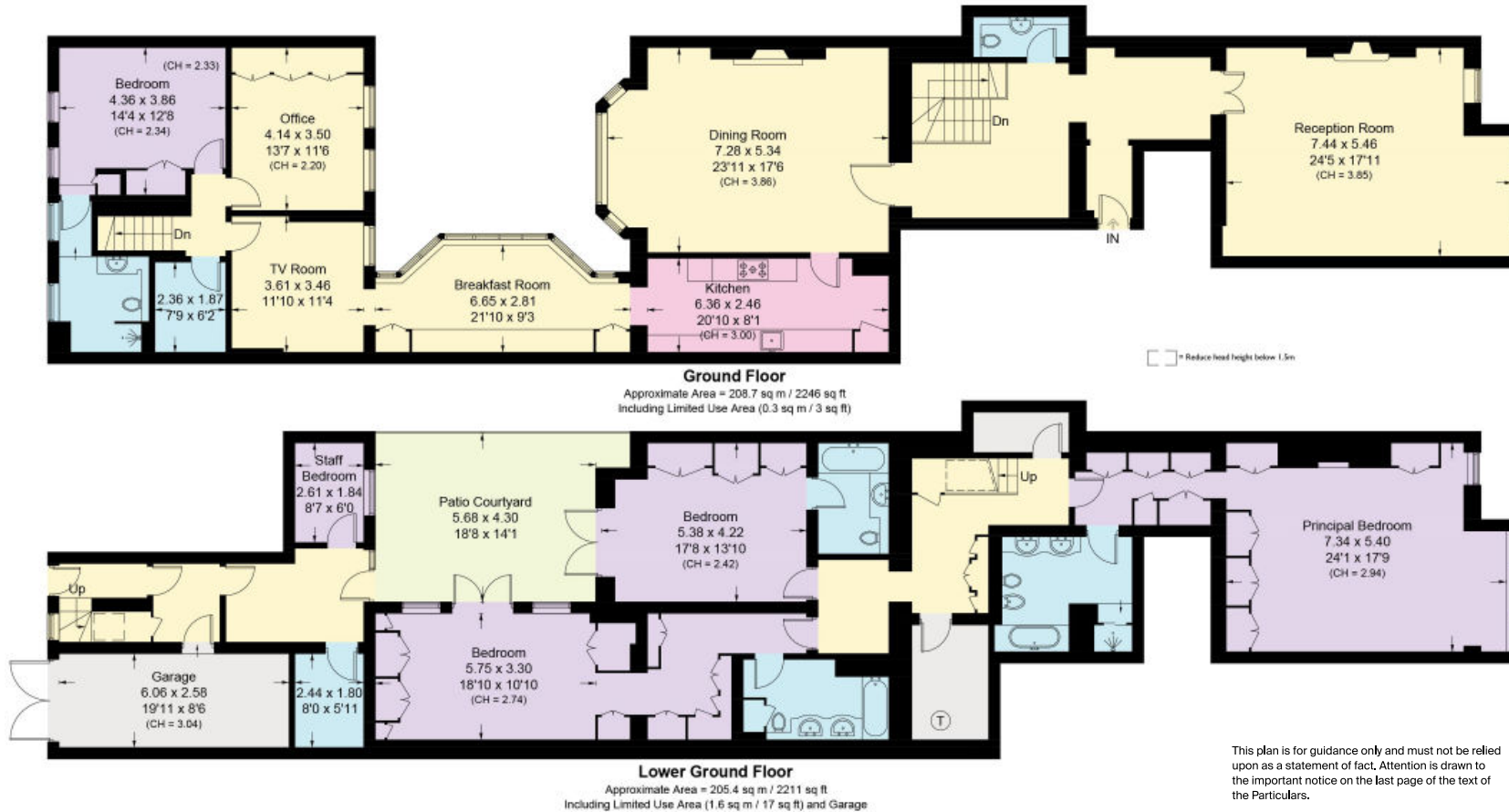






# Cambridge Gate, NW1

Approximate Area = 414.1 sq m / 4457 sq ft  
Including Limited Use Area (2.5 sq m / 26 sq ft) and Garage



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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Particulars dated November 2024. Photographs and videos dated November 2024.

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