

# Park Square West, Regents Park NW1

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A rarely available and meticulously interior designed John Nash residence overlooking the exquisite Park Square Gardens.

Built between 1823 and 1824, this exceptional period property is one of the finest homes in Regent's Park and offers breathtaking views overlooking private communal gardens. The property has been extensively renovated throughout by renowned London interior designer Studio Hopwood and delivers an opulent residence which oozes elegance and charm. Benefiting from large sash windows and tall ceilings, the light and bright residence has a wealth of space for entertaining, including a contemporary kitchen, formal sitting room and dining room.



**Guide price:** £15,950,000

**Tenure:** Leasehold: approximately 140 years remaining

**Service charge:** Approximately £2,257 for the period 01/10/2022 - 31/03/2023, reviewed every 6 months, next review due 31/09/2023

**Ground rent:** £5,000 per annum, reviewed every 10 years. We have been unable to confirm the da

**Local authority:** City of Westminster

**Council tax band:** H

For relaxing and unwinding, the property also benefits from a private gym, patio garden, a separate terrace and wine cellar. With six spacious bedrooms plus an additional two staff bedrooms, the desirable residence enjoys nine bathrooms arranged across the main property and adjoining mews house.

This breathtaking property demonstrates some of the best in central London living and is situated in a highly sought-after postcode which rarely comes to market, presenting an exciting opportunity for the right buyer.

Overlooking the private 8.5-acre Park Square Gardens, the residence occupies a prominent position in this highly sought-after location. Its central position and unrivalled road and rail links provide the best of both worlds, with quick and easy access to green pastures, fine dining and high-class shopping on its doorstep.





## Features

- Six bedrooms with five en suite bathrooms
- Principal bedroom suite with en suite bathroom and a substantial dressing room with additional bathroom
- Formal dining room with hand-painted trompe l'oeil wall covering
- Portland stone hallway and staircase by Artorius Faber
- Bespoke kitchen and cabinetry designed by Studio Hopwood with Bianco Eclipse Moonstone marble worktops and fully fitted Miele appliances
- Control4 home management system to operate lighting, window furnishings and air conditioning
- Fully integrated audio visual system with Sonos sound system
- TV/study room
- Gymnasium/fitness room
- West-facing patio garden
- Wine cellar
- Utility room
- Two staff bedrooms with two bathrooms
- Underfloor heating and air conditioning
- Access to Park Square communal gardens (by application)



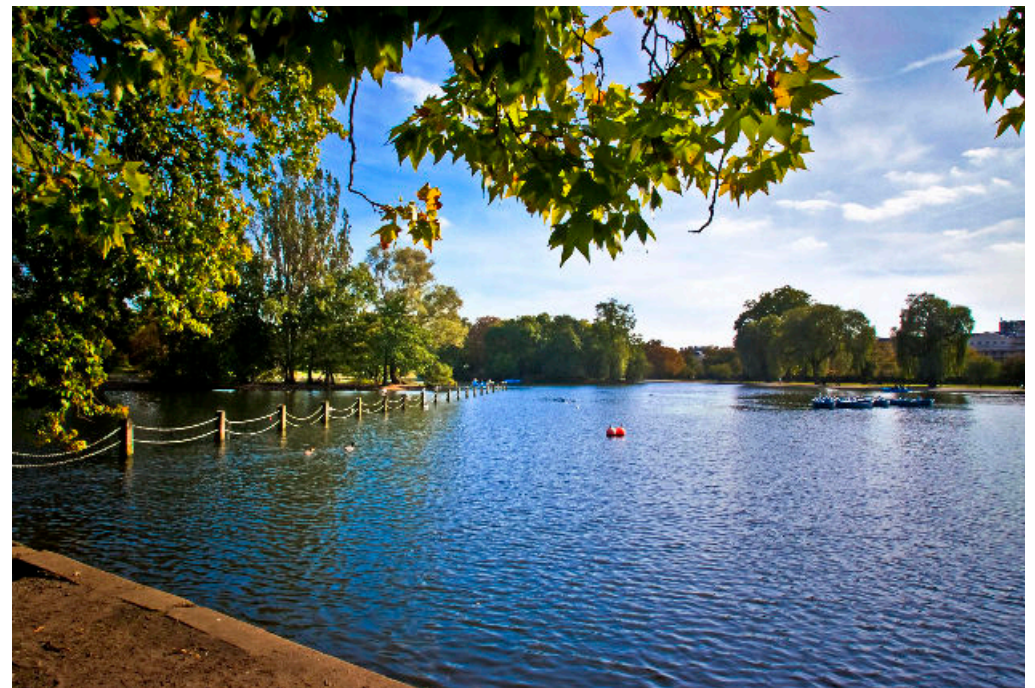














This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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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 August 2023. Photographs and videos dated August 2023.

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