



Cambridge Gate, Regent's Park, London NW1



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This exceptional family home, entered through a reception hall with a galleried staircase, is arranged over two floors with grand entertaining space. The drawing and family rooms feature 3.9m ceiling heights and large windows. A separate kitchen with an additional breakfast room overlooks the courtyard garden. There are three principal suites with en suite bathrooms (and two with dressing rooms), two further family/guest bedrooms (both en suite), one/two staff bedrooms and a shower room. In addition, is a guest cloakroom/WC and utility/plant room.

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



Guide price: £6,995,000

Tenure: Leasehold: approximately 120 years remaining

Service charge: £31,770 per annum

Ground rent: £2,200 per annum

Local authority: London Borough of Camden

Council tax band: H







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 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's 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.



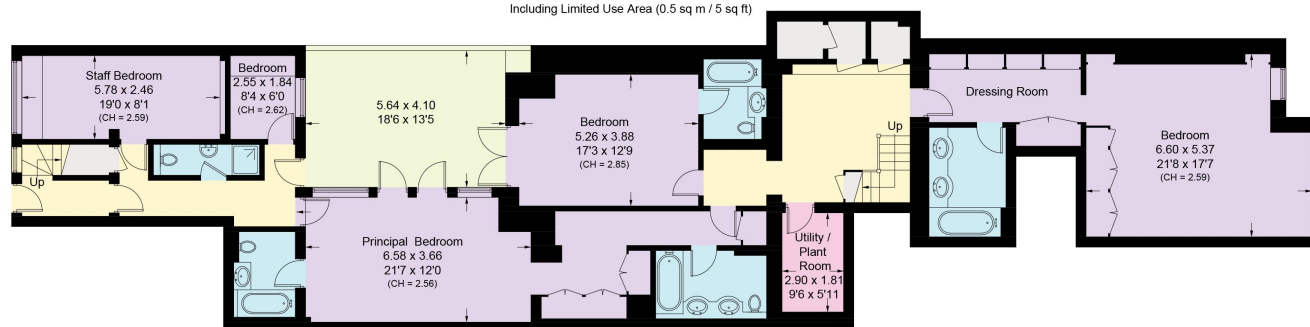
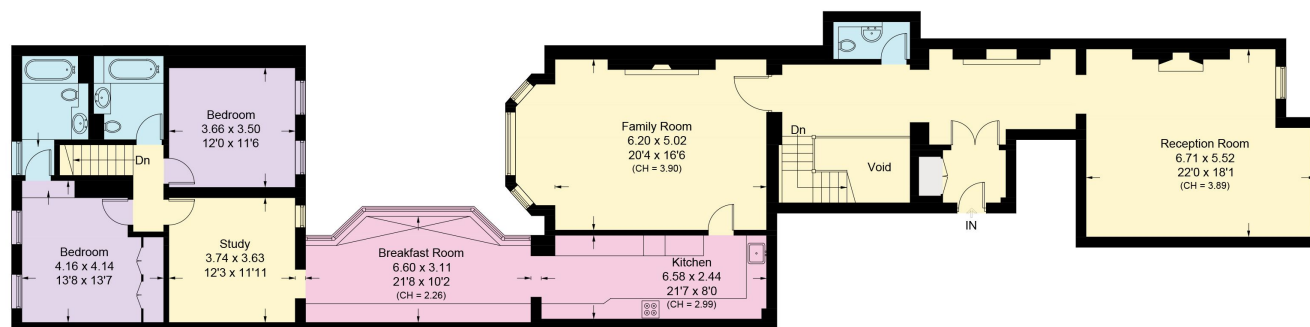






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Approximate Area = 403.5 sq m / 4343 sq ft
Including Limited Use Area (1.2 sq m / 12 sq ft) (Excluding Void)



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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