

Park Square West, Regent's Park NW1



# Park Square West, Regent's Park NW1

An outstanding John Nash residence with a private patio garden and connected mews house overlooking the exquisite Park Square Gardens.

Built between 1823 and 1824, this exceptional Grade I listed period property extends to circa 6,829 sq ft / 634.4 sq m. The current owners extensively renovated the house throughout but provide scope for additional enhancement and personalisation. Benefiting from large sash windows and tall ceilings, the light and bright residence has a wealth of space for entertaining, featuring a grand drawing room, second reception room, and dining room, together with extensive additional leisure space.



**Guide price:** £13,950,000

**Tenure:** Leasehold: approximately 145 years remaining

**Service charge:** £7,450.94 per annum. Please note we have been unable to confirm the review periods or date of the next review of the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** £3,000 per annum, reviewed every 25 years

**Local authority:** City of Westminster

**Council tax band:** H



## Features:

- Six bedrooms with four en suite bathrooms
- Principal bedroom suite with en suite bathroom and dressing room
- Drawing room
- Reception room
- Formal dining room
- Kitchen/breakfast room
- Cinema room
- Gymnasium/fitness room
- West-facing patio garden
- Wine cellar
- Utility room
- TV/study room
- Plant room
- Connected mews house with garage, reception room and bedroom area
- Access to Park Square communal gardens (by application)

## Location:

This superb property demonstrates some of the best in central London living and is situated in a highly sought-after postcode that 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.













**Park Square West, NW1**  
 Approximate Area = 603.2 sq m / 6494 sq ft  
 Outbuildings = 31.1 sq m / 335 sq ft  
 Total = 634.4 sq m / 6829 sq ft  
 Including Limited Use Area (18.1 sq m / 195 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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