



Chester Terrace, Regent's Park NW1



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A superb end-of-terrace Grade I listed home (4,844 sq ft / 450 sq m) with one of the largest private gardens in Regent's Park.

This classical townhouse has recently been refurbished to the highest of specifications, offering glamorous, contemporary spaces ideal for entertaining and stylish family living. This exceptional family provides bright and spacious accommodation with six to seven bedrooms and excellent views over the Park. The mews to the rear have joined the main house to offer a unique and striking double-height family area with an open-plan kitchen and dining space.



Guide price: £16,950,000

Tenure: Leasehold: approximately 121 years remaining

Service charge: Crown Estate Paving Commission payment £4,485.90, paid half yearly, reviewed annually*

Ground rent: £2,250 per annum, reviewed annually*

Local authority: London Borough of Camden

Council tax band: H



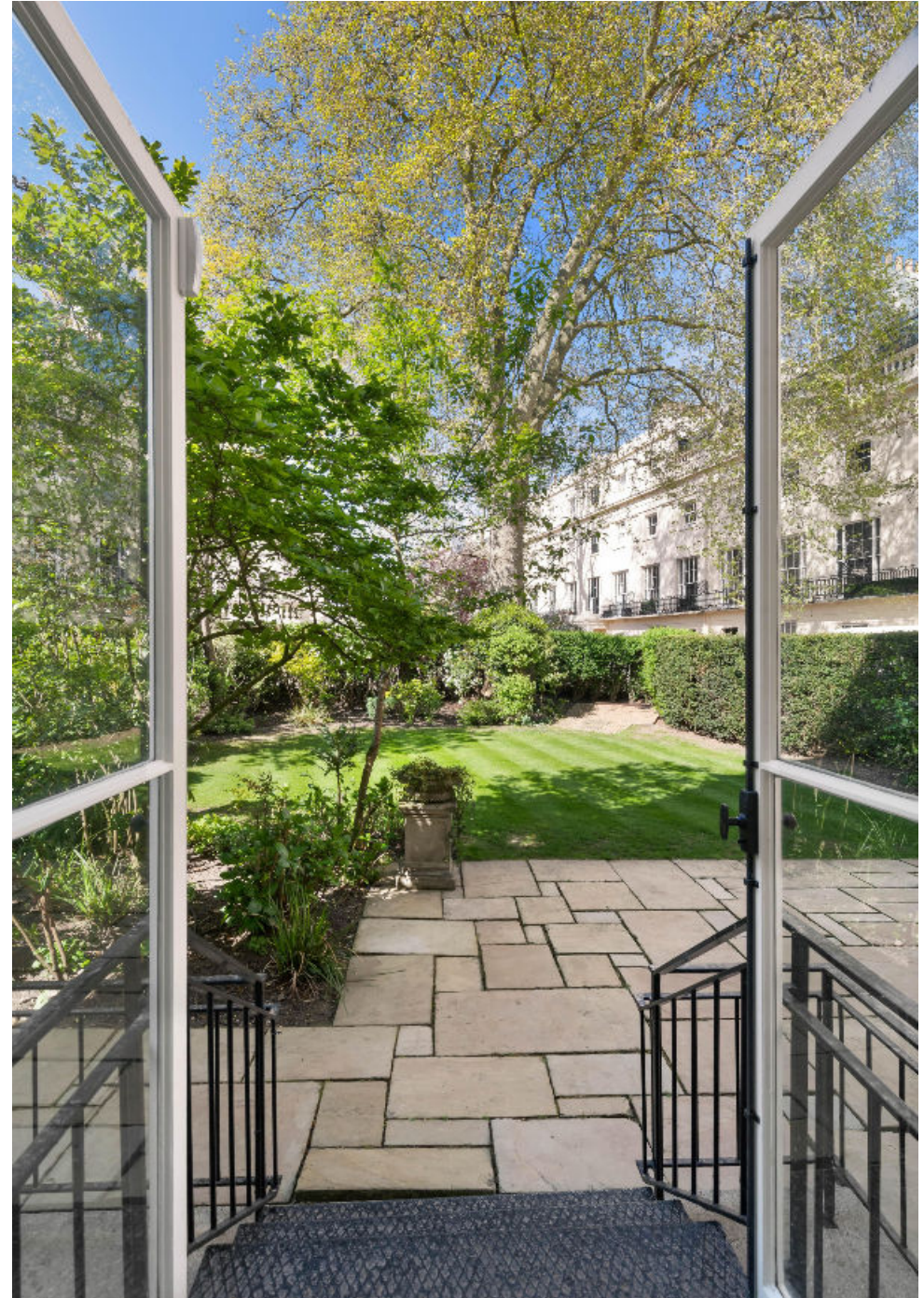
The Location

Chester Terrace is located on the Eastern boundary of Regent's Park's outer circle between Cumberland Terrace and Cambridge Terrace, and it is excellently positioned only a short distance from some of London's main attractions. Regent's Park offers various recreational facilities, including the world-famous Zoological Gardens, a restaurant, the open-air theatre, Queen Mary's Gardens, ZSL London Zoo, the boating lake and tennis courts. Whether you are enjoying a stroll or drifting along the canal, the vast greenery of Regent's Park in the heart of Central London has a magical feel. The property is easily accessible from London's main airports, including Heathrow (approx. 17.9 miles) and Luton Airport (approx. 31.7 miles).

From the address, the property is well connected to the rest of London with local underground stations, including Regent's Park Underground Station and Great Portland Street Underground Station, both approx. 0.8 miles walking distance, these stations provide access to the Bakerloo Line and Hammersmith and City, Circle and Metropolitan Lines, respectively. Mayfair is a short journey away (approx. 13 minutes drive, 2 miles), where one can find an abundance of London's finest shops and restaurants.

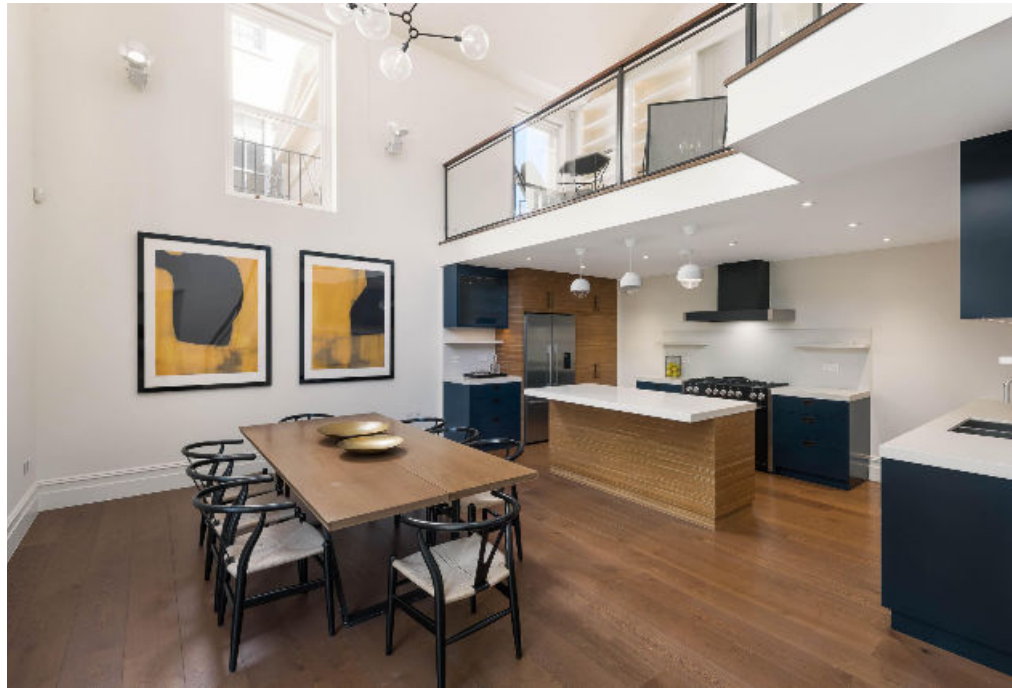
Outgoings / Ground rent

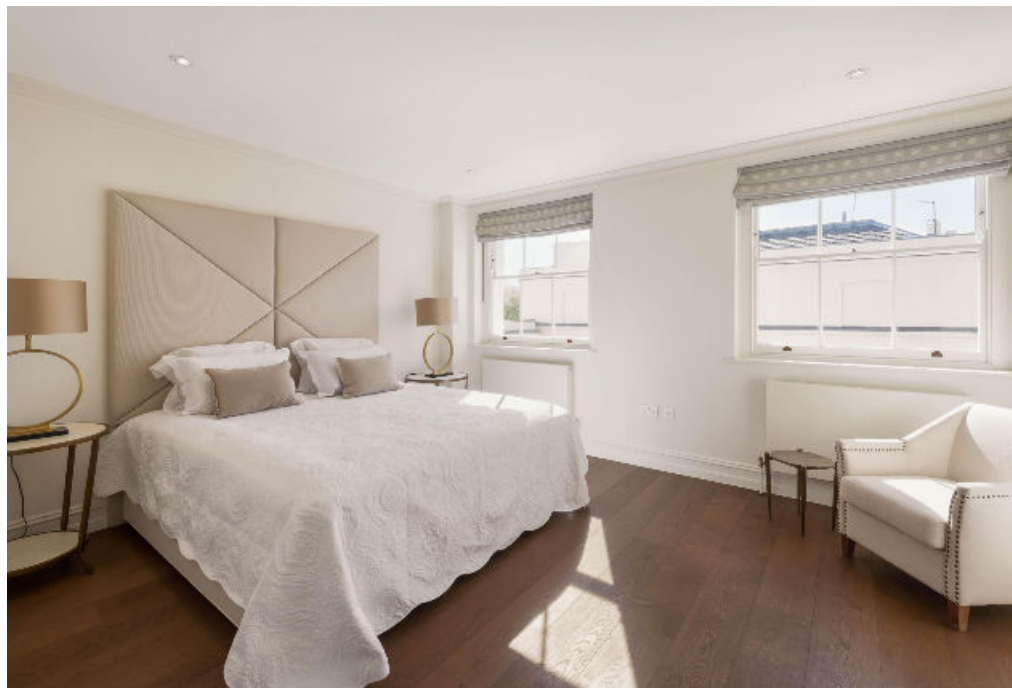
*Please note that we have been unable to confirm the next review dates for the Crown Estate Paving Commission/ground rent. You should ensure that you or your advisors make your own inquiries.













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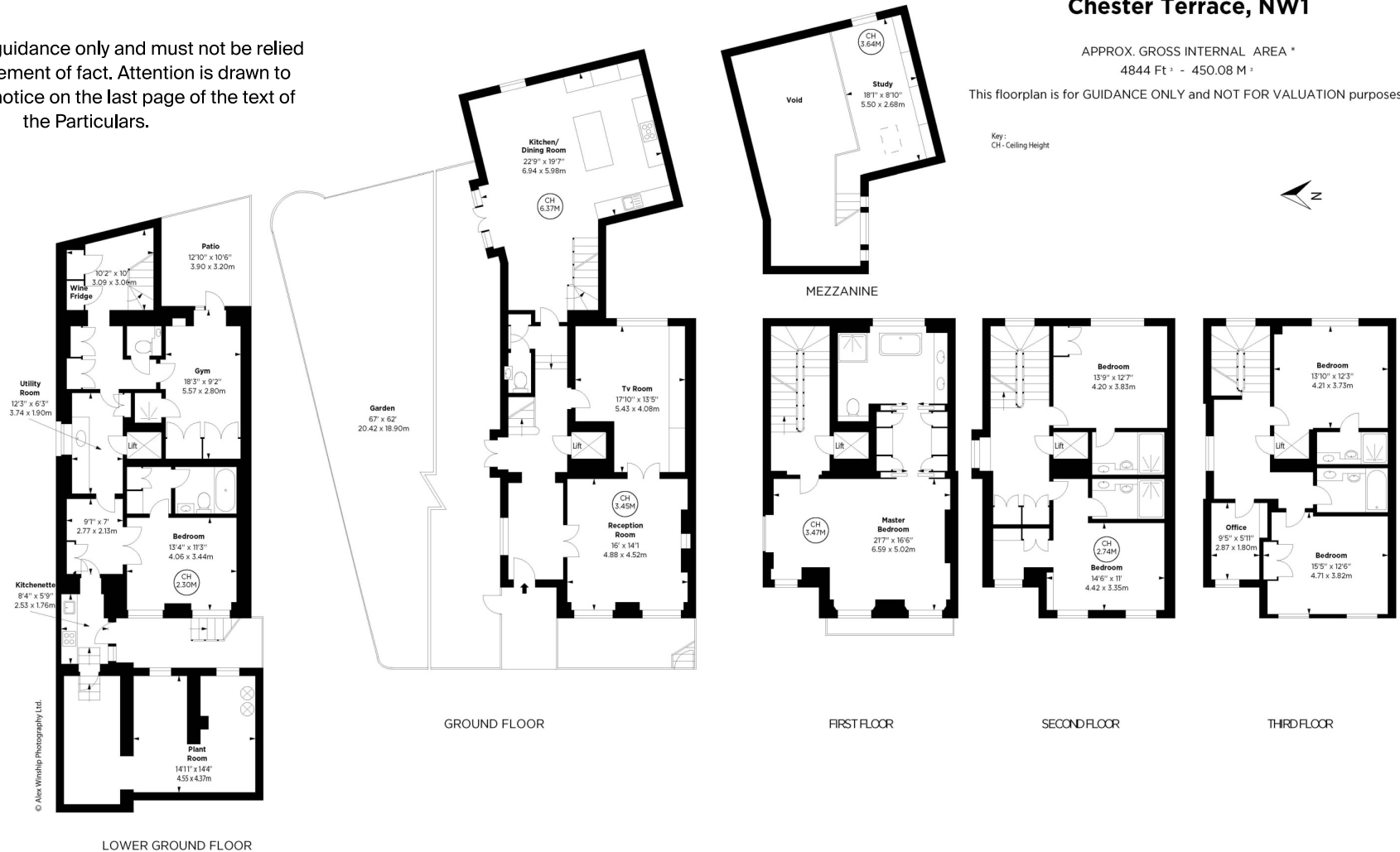
APPROX. GROSS INTERNAL AREA *
4844 Ft² - 450.08 M²

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:
CH - Ceiling Height



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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