



A striking Grade II* Listed home which has been extensively modernised internally

Park Village West, Regent's Park, London, NW1

£4,350,000 Leasehold (approximately 117 years remaining)



- Period features • Interior designed • Grade II* Listed
- Landscaped garden • Elegant volumes

About this property

This Grade II* Listed property located in Regent's Park offers a striking regency style façade but has been modernized throughout to provide effortless living. As with most of Regent's Park, the houses on Park Village West were designed by the famous British architect, John Nash. The property has retained much of its period character including stone fireplaces and detailed cornicing but has been enhanced to seamlessly incorporate modern and advanced features.

Upon entering on the ground floor, the vast ceiling heights and expansive volumes become apparent. The generous living accommodation is arranged over this level and the lower ground floor. There is a formal reception room adjoined to a formal dining room at ground level which is served by a Dumbwaiter (food lift) connected to the level below where food is prepared. A large bay window brings light into the reception room and there are glass double doors leading from the dining room out onto the picturesque garden. A guest cloak room is located on this level which is replicated on the level below.

The lower ground floor is home to a substantial and modern kitchen space with room for breakfast dining. Light is brought into this space through the lightwell for the patio which is accessed via glass doors and offers further outdoor space on top of the garden. Adjoined to the kitchen is the media/cinema room which provides a comfortable space to sit with the option of a large retractable projector system. On the other side of the hallway, a full shower room has been installed which serves a really well-proportioned and beautifully finished steam room. A large utility room/plant room which houses multiple washing machine and dryers, also is the base for the mega flow hot water cylinders and boiler.

The master suite expands over the majority of the first floor and offers a large bedroom, dressing room and en suite bathroom with two basins, a shower and bath. There is also a study on this level as well as further storage. The 2 further



double bedrooms are located on the second floor, both being served by a communal shower room. There is ample storage on this level in the bedrooms as well along the hallway.

The house has been fully automated to provide the end user with a simple to use mobile phone application (Rako) that can control everything from the electric blinds to the cameras to the heating/cooling systems. There are combined heating and air conditioning units located throughout the property as well as radiators. The bathrooms have thermostatically controlled underfloor heating.

Local Information

Park Village West can be found on the eastern side of Regent's Park. Regent's Park itself offers a wide range of recreational facilities, including the Zoological Gardens, the open air theatre, Queen Mary's Gardens, the boating lake and tennis courts.

The nearest Underground stations are Great Portland Street (Circle, District, and Metropolitan Lines), and Camden Town (Northern Line), both of which are 0.8 miles and 0.5 miles away, respectively.

Tenure

Leasehold (approximately 117 years remaining)

Local Authority

Camden Council

Energy Performance

EPC Rating = F

Viewing

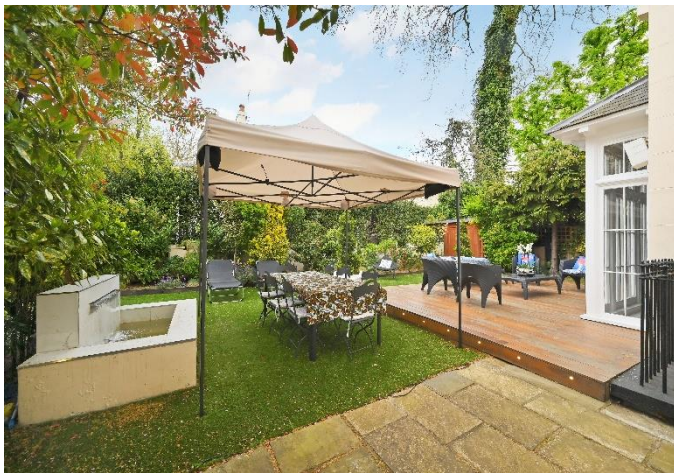
All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 20 3043 3600











Park Village West, Regent's Park, London, NW1
Gross Internal Area 2781 sq ft, 258.4 m²


Alicia Lindsay
St. John's Wood & Regents Park
+44 (0) 20 3043 3600
alindsay@savills.com

 |  savills | savills.co.uk

Park Village West
Gross Internal Area(Approx)
Total = 258.35 Sq m / 2781 Sq ft



For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	38	73
A		
(81-91)		
B		
(69-80)		
C	38	73
(55-68)		
D		
(39-54)		
E	38	73
(21-38)		
F		
(1-20)	38	73
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210506LEDL

