



A three bedroom apartment set within a sought after mansion block opposite  
Regent's Park

**Hanover Gate Mansions, Park Road, London, NW1**

£1,150,000 Share of Freehold

savills



A three bedroom ground floor apartment • High ceilings throughout • Porterage • Secure entry system & parking  
• In close proximity to Regents Park, St. Johns Wood & Marylebone

#### About this property

This beautifully presented three bedroom apartment is situated on the ground floor of this popular red brick mansion block which is located directly across from Regents Park. Accommodation comprises a spacious reception / dining room, a separate kitchen, a principal bedroom with en-suite bathroom, two further bedrooms and a family bathroom. Further benefits include an on-site porter, a secure entry system and 24 hour CCTV.

#### Local Information

Hanover Gate Mansions is located opposite the entrance to the open spaces of Regent's Park and provides easy access to the London Business School (approximately 0.4 miles), Baker Street underground station (approximately 0.4 miles) and the amenities of St John's Wood High Street (approximately 0.5 miles away).

#### Tenure

Share of Freehold

#### Local Authority

City of Westminster

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office. Telephone: +44 (0) 203 043 3600.



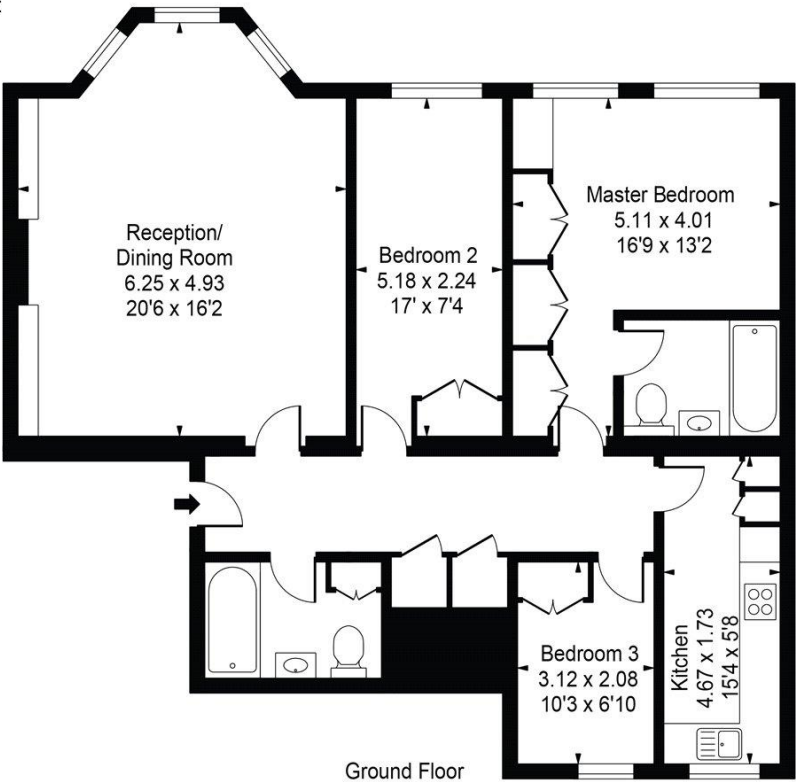


Hanover Gate Mansions, Park Road, London, NW1  
Gross Internal Area 1,035 sq ft, 96.2 m²


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Hanover Gate Mansions  
Gross Internal Area(Approx)  
Total = 96.15 Sq m / 1035 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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