



**THIS PROPERTY OF NASH ARCHITECTURE IS SET IN A CHARMING AND  
PICTURESQUE CRESCENT**

PARK VILLAGE WEST, LONDON, NW1 4AE

**Guide Price £2,950,000 - Leasehold**





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Low built • Grade II\* Listed • Original features  
• Courtyard patio garden • Leasehold  
• 183 sq m (1973 sq ft)

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2 Bedrooms • 2 Bathrooms • 2 Reception  
Rooms

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### Situation

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. The C2 bus stops directly outside the crescent, and travels via Bond St and Berkeley Square to St James's and Victoria.

### Description

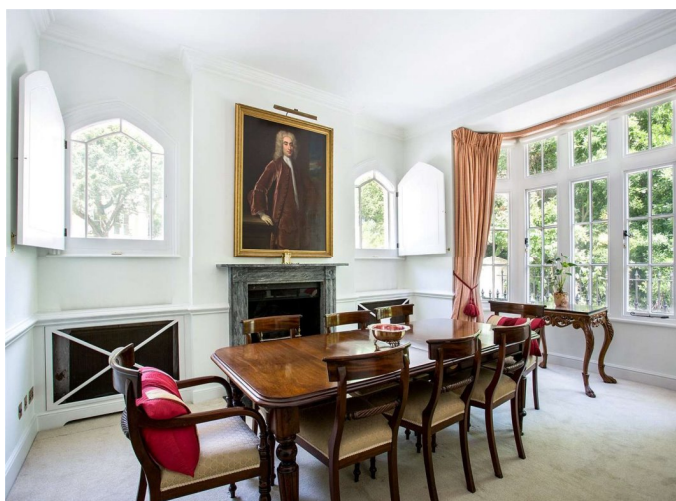
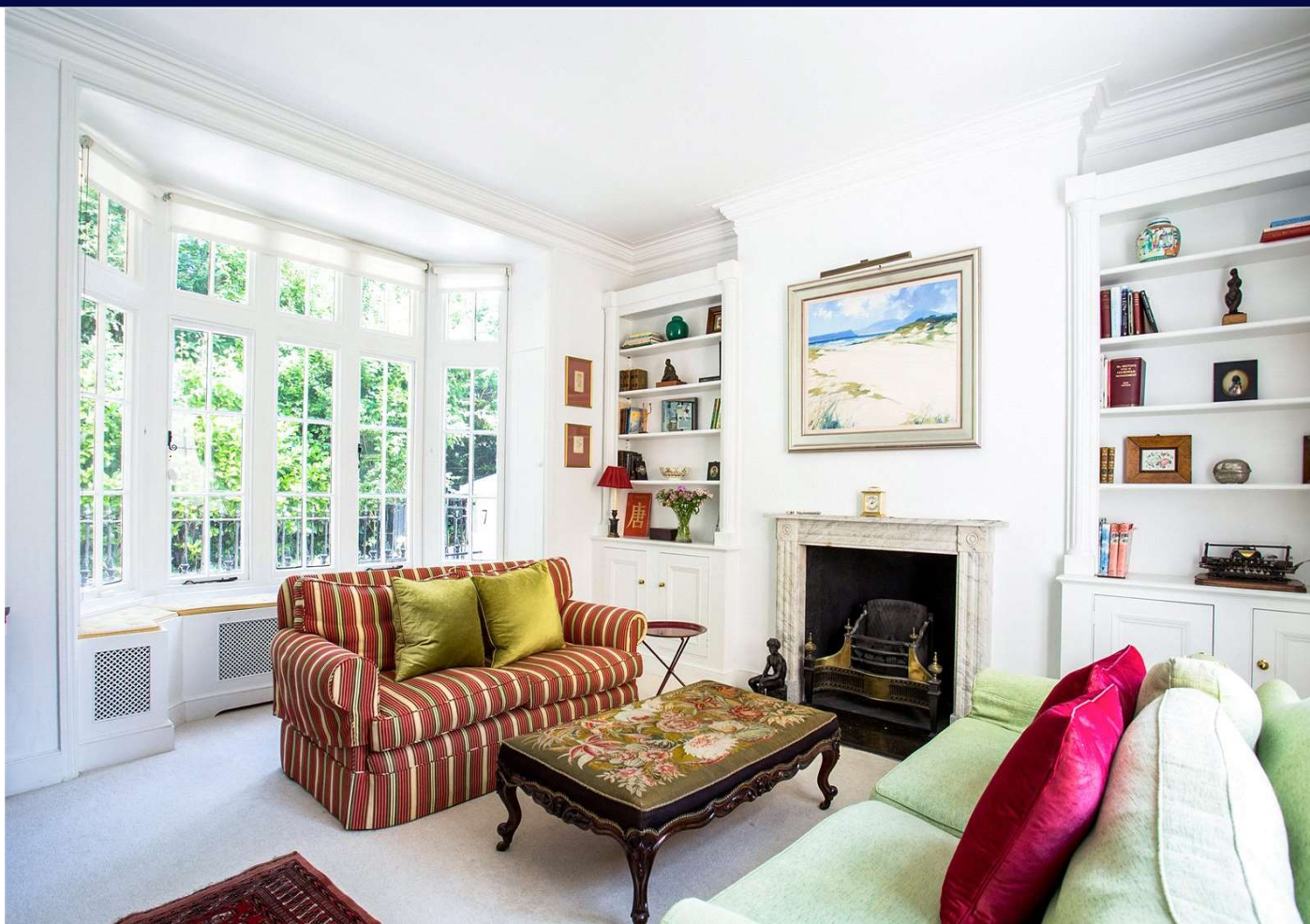
An exceptional low built villa in this enchanting enclave, 0.2 miles from Regents Park. The property is set across three floors and comprises of two reception rooms, an open plan kitchen and dining area, two bedrooms, all of which have en-suite bathrooms, and a courtyard garden.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.







## Park Village West, NW1

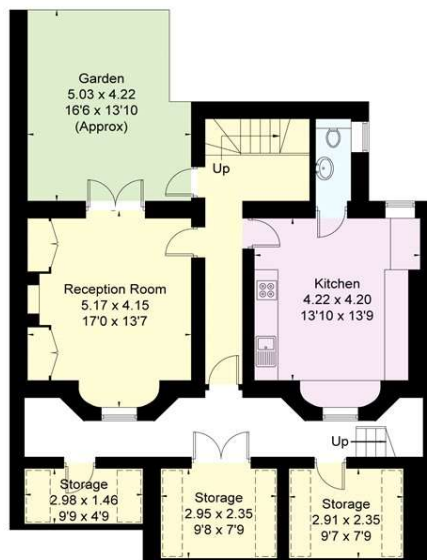
Gross Internal Area (approx) = 163.4 sq m / 1759 sq ft (Excluding Void & Shed)

Storage = 19.9 sq m / 214 sq ft

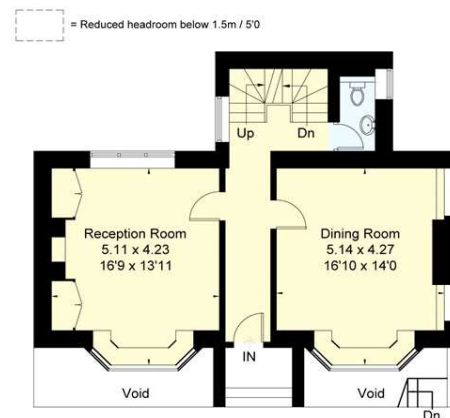
**Total = 183.3 sq m / 1973 sq ft**

For identification only. Not to scale.

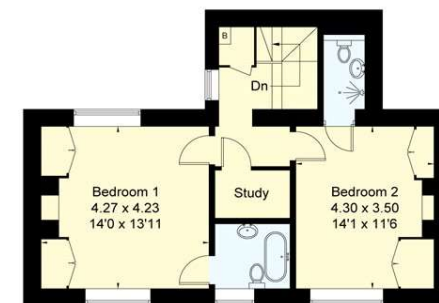
© Floorplanz Ltd



Lower Ground Floor



Ground Floor



First Floor



## St John's Wood & Regent's Park

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC