



Kent Terrace, Regent's Park, London, NW1

£6,950,000 Long Lease

savills

- Original stone staircase • High Ceilings • Fully Restored Cornicing • Period Fireplaces • Double Aspect Sitting Room / Library • Large Private Roof Terrace • Rear Garden • CONTROL 4 Audio Visual system • Ceiling speakers • CAT 6 data cabling
- Integrated Phone system • LUTRON lighting system
- CCTV security (front & back of house) • Alarm system • Leasehold • Grade II* Listed
- Communal Gardens

Local Information

Kent Terrace is one of Regent's Park's Nash Terraces and is one of London's few private roads . It is situated close to Hanover Gate with direct access to Regent's Park via Hanover Terrace Mews and Kent Passage and easy access to the chic restaurants and bars of Marylebone High Street. It is situated approximately 0.5 miles from Baker Street Underground Station and 0.5 miles from Marylebone Mainline and Underground stations.

TERRACE

Historic significance : "Kent Terrace literary salon"

Prime Minister Margaret Thatcher, Milton Friedman, Karl Popper, Kingsley Amis and Iris Murdoch were regular visitors to the terrace.

PRIVATE ROAD

Private Road : one of London's few private roads.

Private Communal Garden.

24 hours Security provided by Crown Estate Paving Commission.



About this property

This magnificent Grade II* Listed 5 bedroom residence was designed by Sir John Nash in 1827, architect to the Prince Regent.

The house was formerly lodgings to the President of the Royal College Of Obstetricians.

An architectural masterpiece, this home is a fine example of a period building retaining original features whilst being complemented with contemporary finishes.

Heritage features include original stone staircase, fully restored corning, period fireplaces. The external façade, framed by two grand ionic columns, has a neoclassical pediment and a pavilion balcony with stucco balustrades.

Architectural features include a two storey rear glass extension with internal courtyard, lateral kitchen, raised roof at top floor level with skylights. Architecturally designed "floating mesh staircase" to roof leading onto bespoke Glazing Vision Sliding Glass Box.

The raised ground floor comprises a dining room, study, modern fully fitted kitchen and breakfast room. The entire first floor incorporates an imposing, double aspect sitting room/library with floor-to-ceiling windows.

The principal bedroom suite occupies the second floor and features an en suite bathroom with rain shower and floating BOFFI bath and large dressing room.

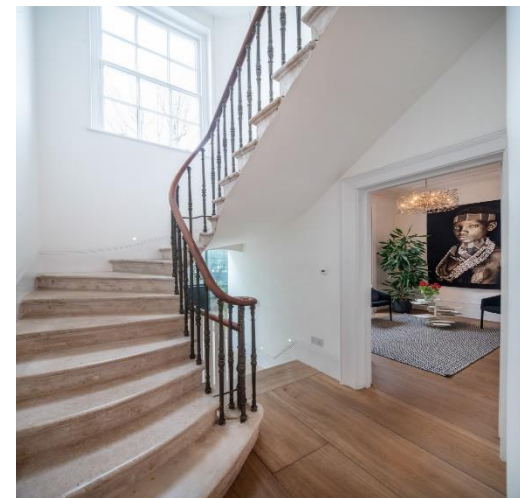
There are a further two en suite bedrooms, one with skylight, spanning the top floor with a floating staircase leading to access onto a large private roof terrace with far reaching views of London.

The garden level, which also benefits from its own entrance, has two further guest bedroom suites, family/garden room. In addition, there are tanked vaults for storage along with a plant room.

Control 4 Audio Visual system, ceiling speakers, Cat 6 data cabling, Lutron lighting, underfloor heating and Integrated phone system have been installed throughout the property. CCTV security is installed (front & back of house) along with an Alarm system.

The property offers a variety of outside areas in the form of a roof terrace, ground floor patio garden, internal courtyard and private access to Regent's Park.

Kent Terrace is one of London's few private roads. Further benefits include a private Communal Garden and 24 hours Security provided by Crown Estate Paving Commission.



Tenure:

Leasehold (113 years remaining)

Local Authority:

City of Westminster

Energy Performance:

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regent's Park Office. Telephone: +44 (0) 20 3043 3600.





Kent Terrace, Regent's Park, London, NW1
Gross Internal Area 3792 sq ft, 352.3 m²



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