



An elegant home with exceptional uninterrupted views over  
Regent's Park

**Chester Terrace, Regent's Park, London, NW1**

£9,900,000 Leasehold (126 years remaining)





- Magnificent and classical 4,387 sq ft residence
- Exceptionally high ceilings and excellent volumes
- Uninterrupted views over Regent's Park • Residents Parking • Roof Terrace • Leasehold

#### About this property

This classical residence has been refurbished in recent years and has exceptional uninterrupted views over Regent's Park. Savills St. John's Wood are proud to bring to the market this exceptional residence in Regent's Park.

The house offers excellent family accommodation, with the added benefit of a passenger lift which accesses all floors. From the grand entrance hall on the ground floor is a bright and spacious dining room and a fully fitted kitchen. On the first floor, the elegant reception room features exceptionally high ceilings and excellent volumes, as well as having uninterrupted views over Regent's Park.

The principal bedroom suite occupies the second floor, with a dressing room and en-suite bathroom plus study. On the third floor there are 4 bedrooms and 2 bathrooms. The lower ground floor has a media room, and two staff bedrooms, utility/kitchenette leading to access to the vaults. There is also a roof terrace with views over the Park.

#### Local Information

Chester Terrace is a quiet private road, set back from the Outer Circle. The terrace is fronted by a 300 metre communal garden and is served by private residents' security. Regent's Park itself is closed to traffic from midnight to the early hours of the morning.

The property is within easy reach of Regent's Park (less than 300 ft) and Regent's Park tube station (Bakerloo Line - 0.6 miles). Also nearby is Great Portland Street (0.5 miles) which benefits from the Hammersmith and City, Circle and Metropolitan Lines on the London Underground.

#### Tenure

Leasehold

#### Local Authority

Camden Council

#### Energy Performance

EPC Rating = Exempt

#### 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.





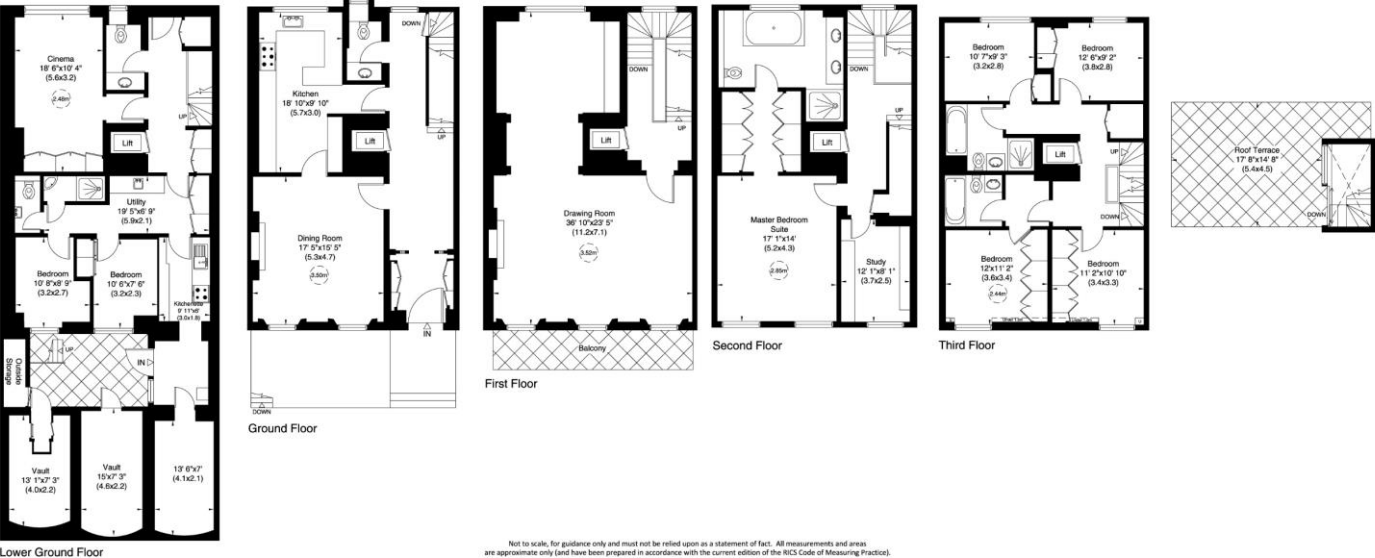


Chester Terrace, Regent's Park, London, NW1  
Gross Internal Area 4,351 sq ft, 404.2 m<sup>2</sup>

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Chester Terrace, NW1  
Gross internal area (approx.)  
427 Sq m (4596 Sq ft) Including Vaults and Outside Storage  
404 Sq m (4351 Sq ft) Excluding Vaults and Outside Storage  
For identification only, Not to Scale  
capital.020 8671 7722



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