



An enchanting property of Nash architecture set in a charming and picturesque crescent

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

Guide Price £4,295,000 Leasehold

savills

- Low built • Grade II* Listed • Double fronted •
- Patio rear garden • Enchanting enclave •

About this property

This property of Nash architecture is set in a charming and picturesque crescent.

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

The property further benefits from facilities such as a utility room, a rear garden and is in excellent condition throughout. Additionally, the striking conservatory provides a modern feel, and is perfect for stylish entertaining.

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 (approx. 0.7 miles), the open air theatre (approx. 0.8 miles), Queen Mary's Gardens (approx. 0.7 miles), the boating lake (approx. 1.3 miles) and tennis courts (approx. 0.9 miles). The nearest Underground stations are Great Portland Street (Circle and Metropolitan Lines)(approx. 0.8 miles), as well as Camden Town (northern line)(approx. 0.5 miles).

Tenure

Leasehold (Lease Expiry December 2161)

Ground Rent

£2,000 (approx.) per annum

Local Authority and Council Tax

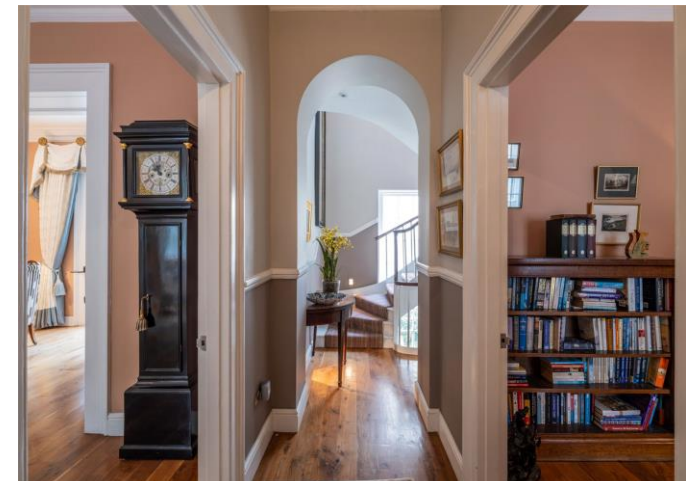
Camden
Band = H

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.







Park Village West, Regent's Park, London, NW1
Gross Internal Area 2,675 sq ft, 248.5 m²

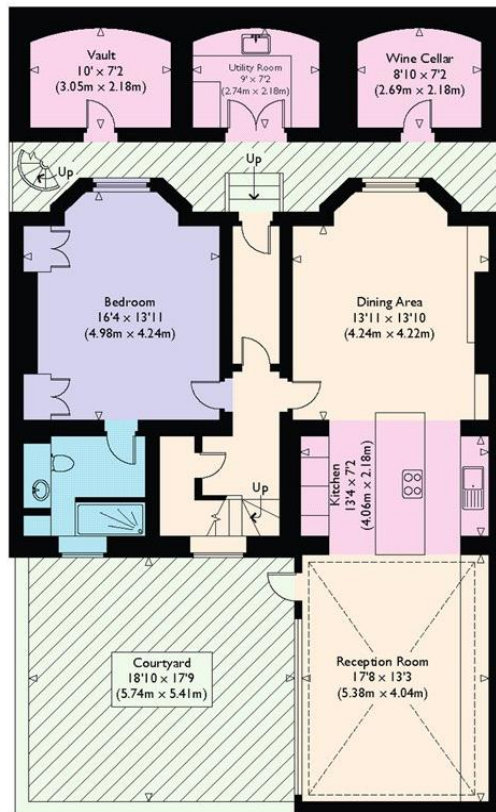


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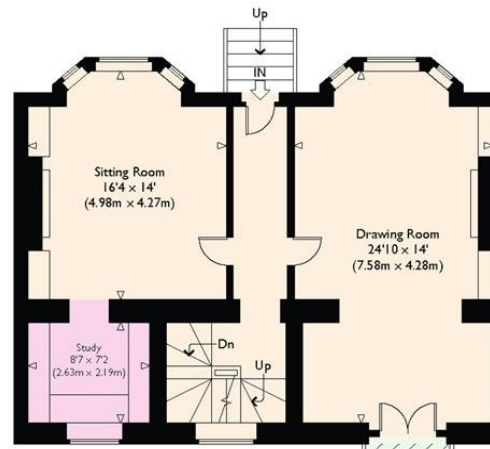
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Park Village West, NW1

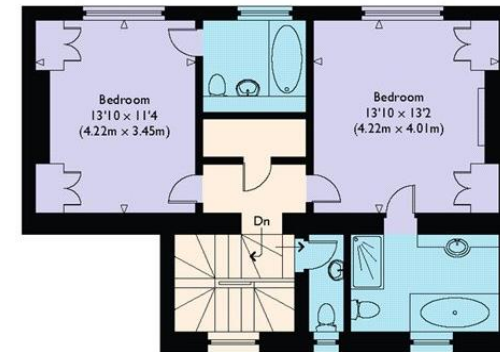
Approximate Gross Internal Floor Area : 2458 sq ft / 228.4 sq m (Excluding Utility Room / Wine Cellar & Vault)
 Approximate Gross Internal Floor Area : 2675 sq ft / 248.5 sq m (Including Utility Room / Wine Cellar & Vault)



Lower Ground Floor



Raised Ground Floor



First Floor

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