



## CORNWALL TERRACE, REGENT'S PARK, LONDON, NW1

### PRICE ON APPLICATION LEASEHOLD SOLE AGENTS

An extremely rare opportunity to purchase a magnificent, Grade I listed, Regency styled property in one of London's most prestigious locations.

The property, spread across 9,213 sq ft, is offered in shell condition with the benefit of Planning Permission, Listed Building and Crown Estate consents to create one of the most magnificent houses in London.

The planned accommodation comprises an entrance hall, double reception room with original ceilings, a family kitchen with dining area, a dining room, a family morning room, a fully panelled library/cigar room, a club room, mirror whiskey bar and humidor, a multipurpose second club room with media facilities, a fully equipped gym and steam room, master bedroom suite occupying the entire second floor, four further guest suites, marble bathrooms and a self contained staff quarters with a commercial kitchen. The property benefits from a lift to all floors, secure car parking and a 148 year lease.

Cornwall Terrace is situated on the south west corner of Regent's Park overlooking the lake on the Outer Circle approximately half a mile north of The Marylebone Road (A40) with easy access to both The City and the West End. Sweeping views across the sculpted greenery of Regent's Park provide the property with an unrivalled location.

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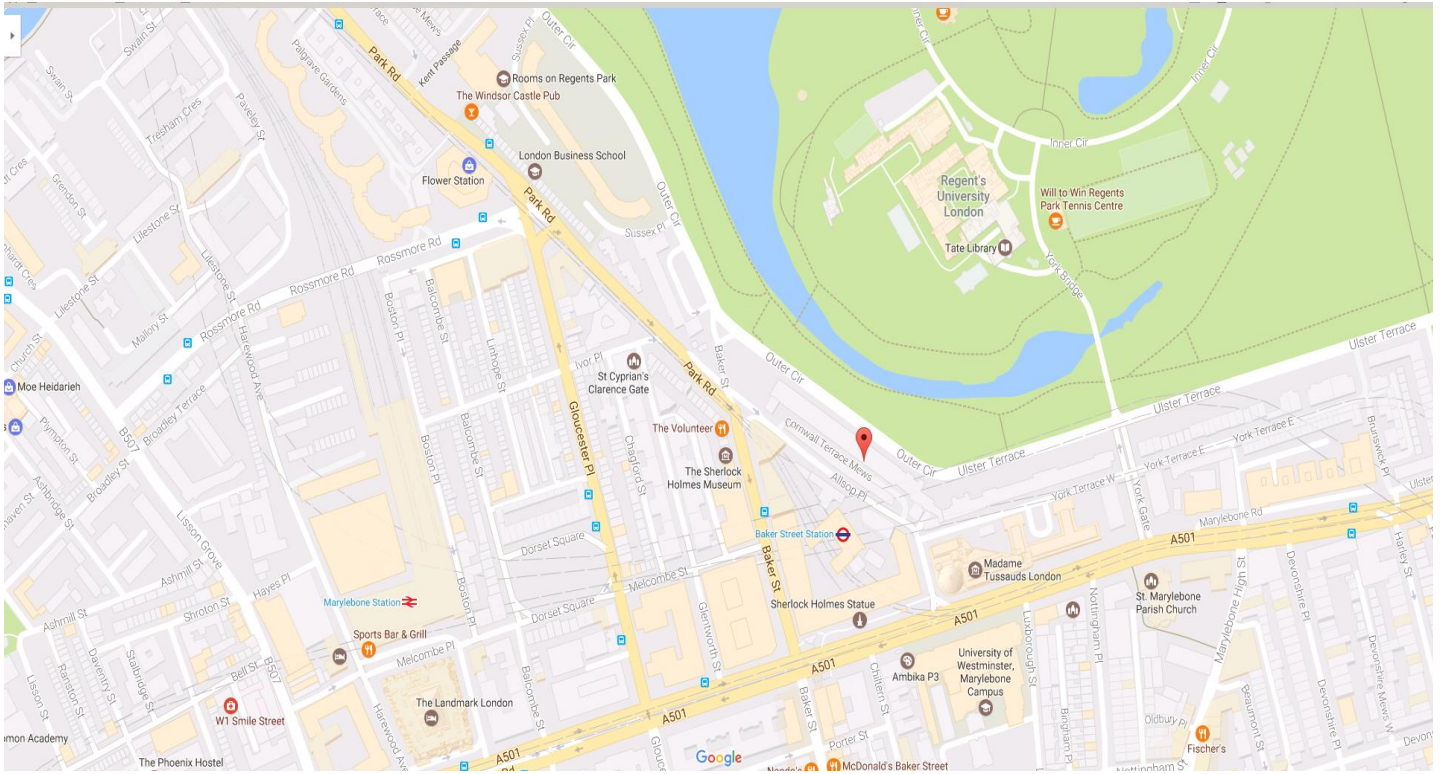
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FLOORPLANS AVAILABLE UPON REQUEST



## Planned accommodation

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## Tenure

Leasehold

## Price on application

Please note that we have not checked the working condition of the appliances or services. All measurements are made using a sonic tape measure and are subject to a small margin of error. Sandfords as agents for the vendor or lessor and for themselves give notice that: (1) these particulars are provided merely as a general guide to the property and are not and shall not hereafter become part of any offer or contract. (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Sandfords or their servants. Purchasers or Lessees should not rely on these particulars as statements or representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy and fullness. (3) Neither the Vendor nor any person in the employ of Sandfords has any authority to make or give any representation or warranty whatsoever in respect of the property. Sandfords & Cooper Estates Limited. Registered in England No. 2961709.