



## PARK SQUARE EAST, REGENT'S PARK, LONDON, NW1

**GUIDE PRICE**  
**£11,500,000**  
**LEASEHOLD**

An exceptionally rare, Grade I listed, stucco fronted, house in a prestigious Crown Estate terrace designed by John Nash.

The property has been beautifully refurbished throughout and benefits from an abundance of natural light, high ceilings and many original features. The accommodation comprises an elegant, first floor, drawing room with floor to ceiling windows with views onto Park Square gardens and opening into a sitting room, a master bedroom suite spread across the entire second floor with two dressing rooms and a large en-suite bathroom, four further bedrooms and two bathrooms, a very well equipped kitchen/breakfast room, a gym, wine cellar and courtyard garden.

Park Square East is located to the south east of Regent's Park allowing easy access to the West End and Mayfair with excellent transport facilities provided by Great Portland Street and Regent's Park underground stations.

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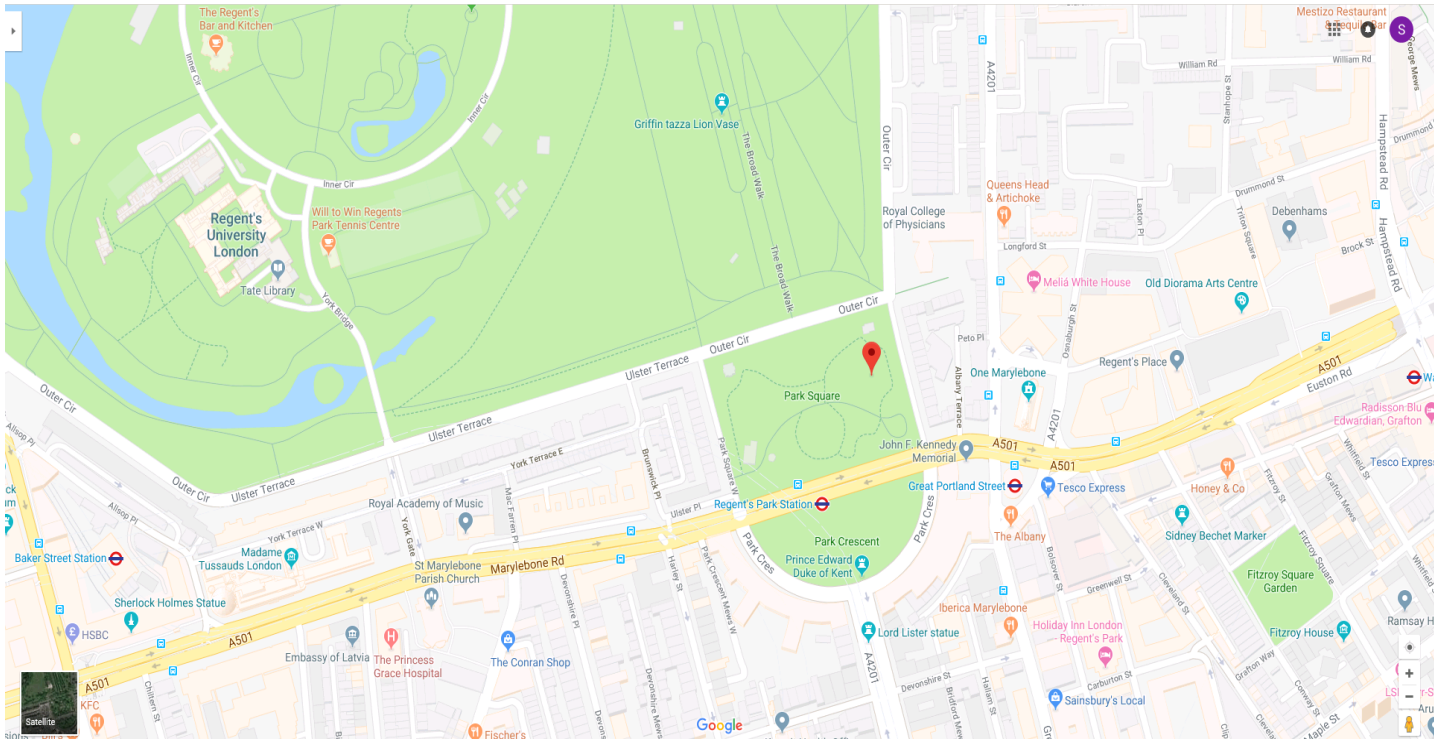


**Park Square East, Regent's Park, NW1**

Gross internal area (approx):  
498.1 sq.m. (5362 sq.ft.) including vaults and reduced height area  
For identification purposes only. Not to scale.  
P10planUK ©







## Accommodation

Drawing room with floor to ceiling windows with views onto Park Square gardens and opening into a sitting room, a master bedroom suite spread across the entire second floor with two dressing rooms and a large en-suite bathroom, four further bedrooms and two bathrooms and a very well equipped kitchen/breakfast room.

## Benefits

- Beautifully presented
- Gym
- Wine cellar
- Courtyard garden
- Views overlooking Park Square gardens

## Tenure

Leasehold, with approximately 148 years remaining

## Ground Rent

To be advised

## Service Charge

To be advised

## Guide Price

£11,500,000 subject to contract

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