



## REGENT'S PARK ROAD

Primrose Hill  
London  
NW1

Asking Price  
£7,500,000

Sole Agent

A rare opportunity to acquire a wonderful semi-detached, period residence with a garage located on the highly desirable Regent's Park Road. This outstanding six bedroom house offers grand and well-proportioned accommodation including an extended living space under the garden, dual aspect reception rooms, a sensational open plan kitchen/reception room and a principal bedroom suite that spans the entire first floor. This lovely home benefits from five further bedrooms, three bathrooms, a generous south facing garden and a single lock up garage.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

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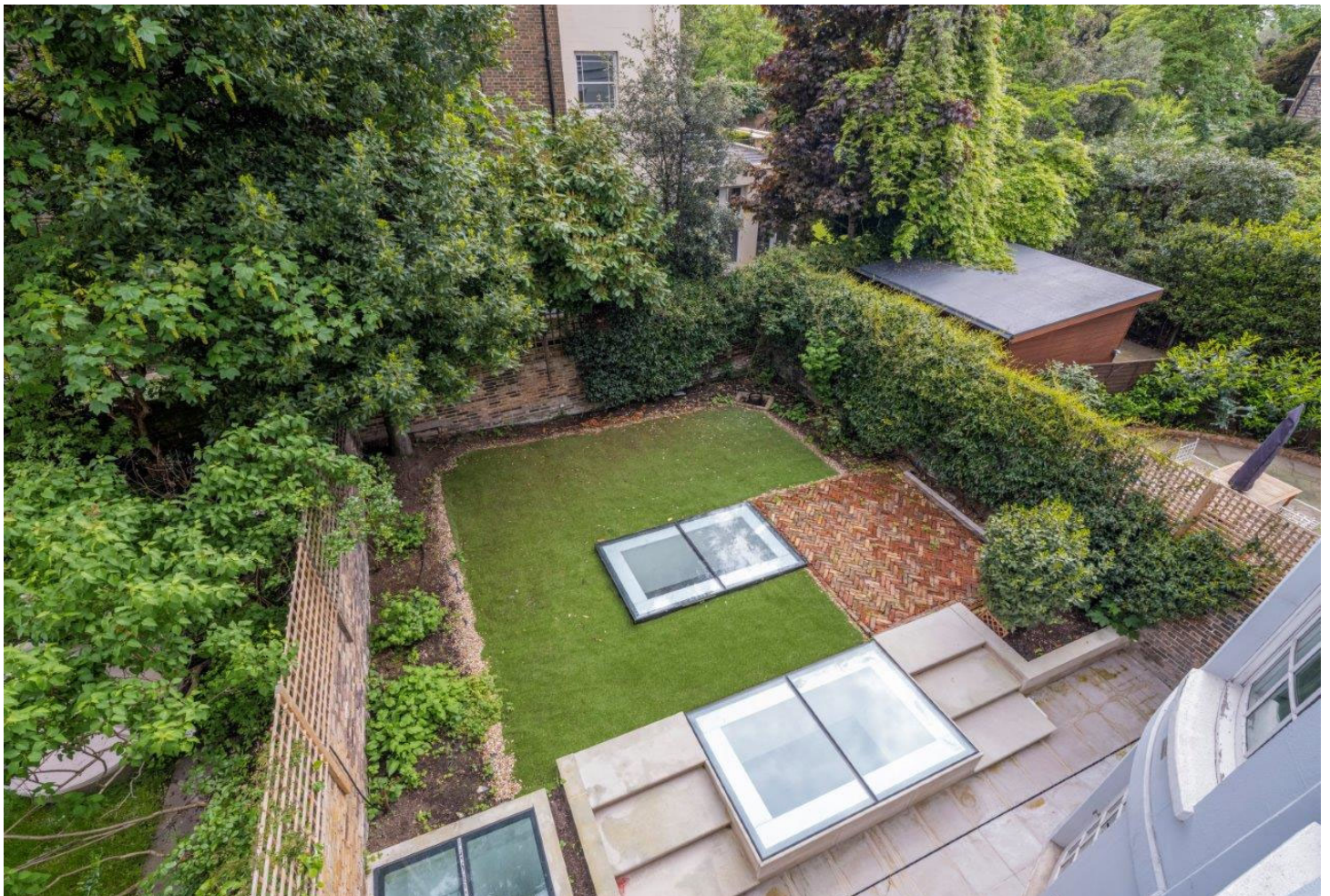
Primrose Hill  
London  
NW1

Asking Price  
£7,500,000  
Subject To Contract

Sole Agent

Freehold

Regent's Park Road is perfectly positioned close to the cityscape views on Primrose Hill Park and just a little further to enjoy Queen Mary's formal gardens in Regent's Park. Primrose Hill village is 0.2 miles away where one can enjoy an array of independent shops, boutiques and idyllic restaurants. Alternatively, Camden is an equal distance and is famous for its diverse markets, hipster fashion and other curiosities, as well as for being a haven for counter-culture with a vast array of independent shops and iconic music venues. Transport links include Camden Town and Chalk Farm Stations (Northern Line) 0.5 miles away and nearby buses serving locations across W1. Regent's Canal provides a beautiful cycle route west to Little Venice and east to King's Cross and Hoxton. Also, it is just a 30-minute stroll through Regent's Park to lead you into Marylebone and Fitzrovia.



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## ACCOMMODATION

- Reception Room
- Kitchen/Dining Room
- Large Games Room
- Gym Area
- Principle Bedroom With Walk-In Wardrobe and En-Suite Shower room
- Five Further Bedrooms (One En-Suite Shower Room)
- Family Bathroom
- Shower Room
- Two Cloakrooms
- Utility Room

## AMENITIES

- Single Garage
- South Facing Rear Garden
- Store Room
- Plant Room

**COUNCIL TAX: H**

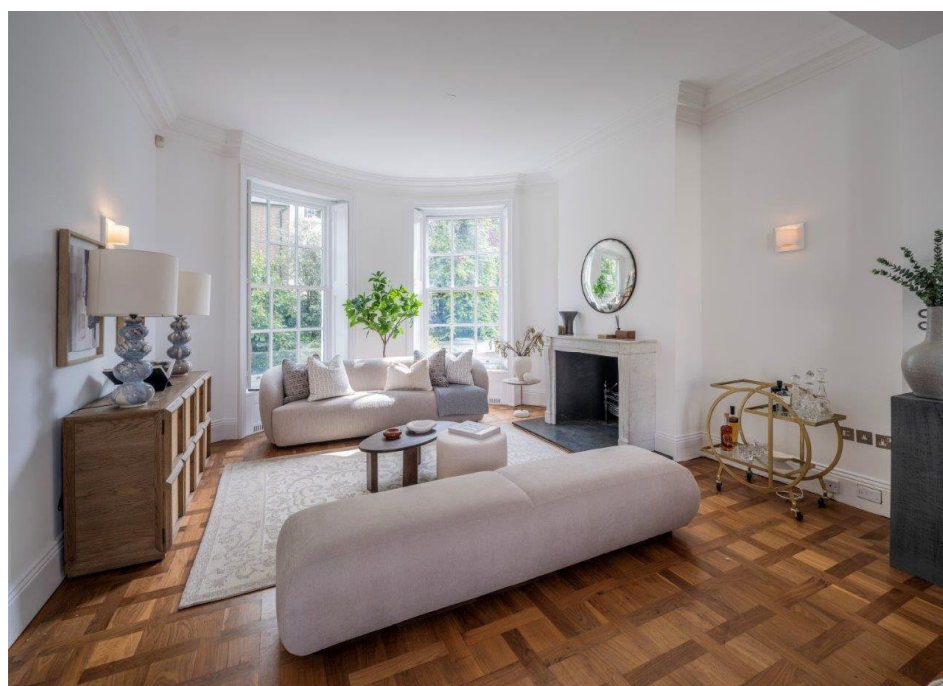
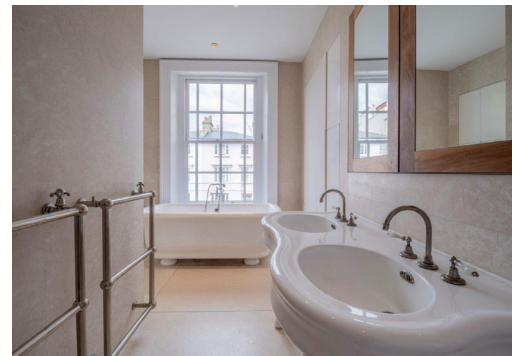
**EPC RATING: D**



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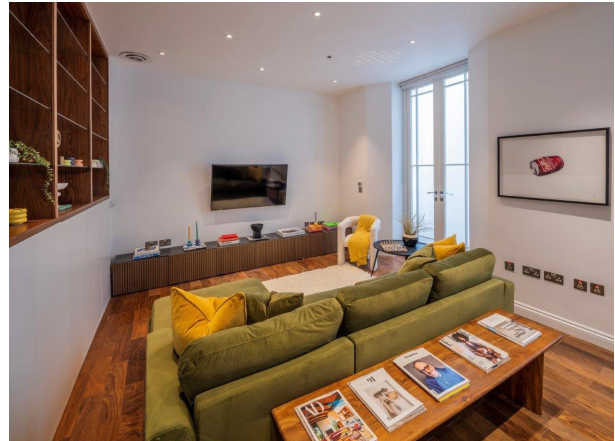
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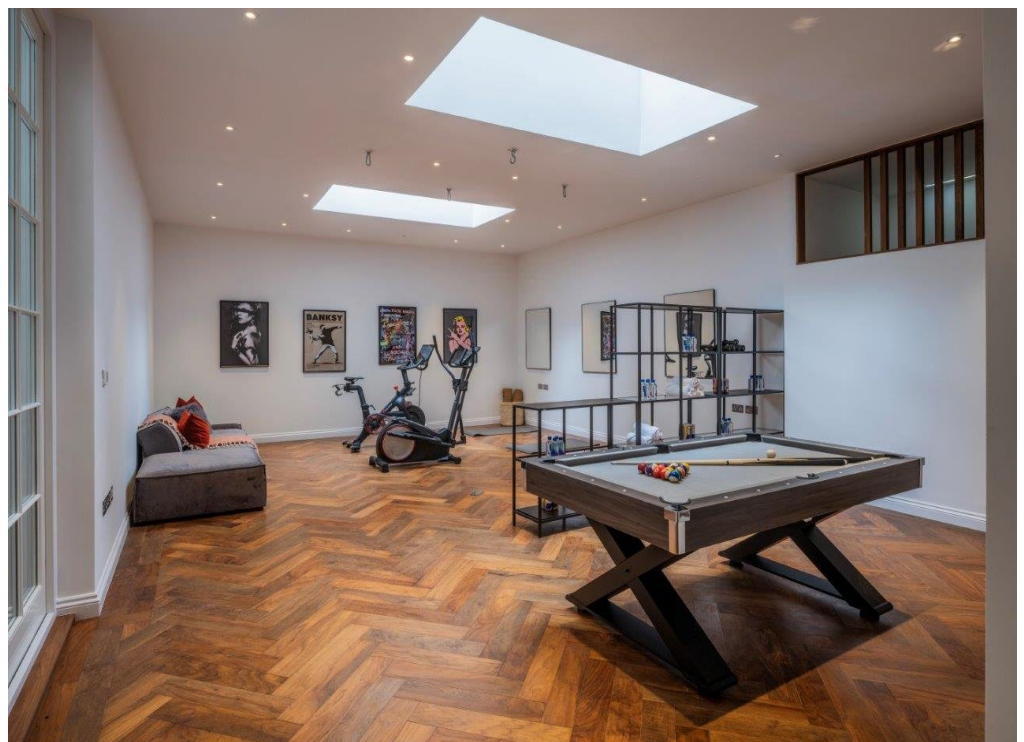
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Regents Park Road, NW1

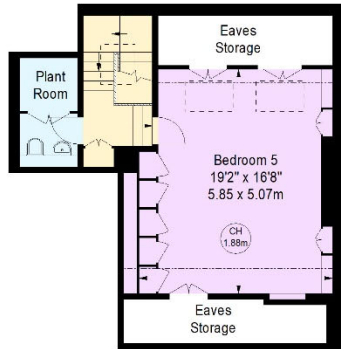
Approximate gross internal area

5,255 sq ft / 488.19 sq m

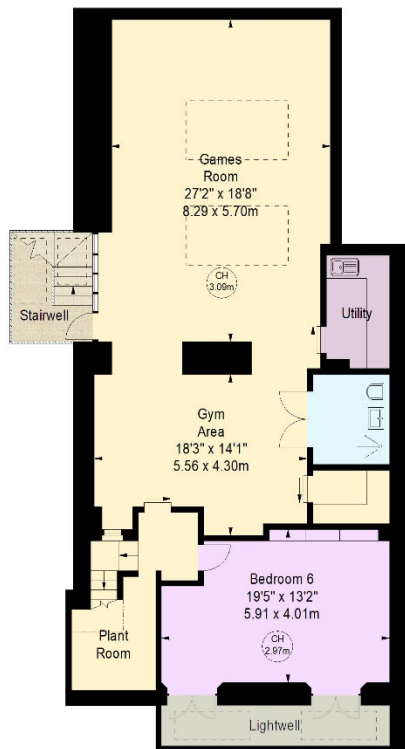
(Including Eaves Storage, Lightwells, Restricted Height Under 1.5m, Void & Garage)

Eaves Storage 127 sq ft / 11.80 sq m    Lightwells 139 sq ft / 12.91 sq m    Void 173 sq ft / 16.07 sq m    Restricted Height Under 1.5m 198 sq ft / 18.39 sq m    Garage 183 sq ft / 17.00 sq m

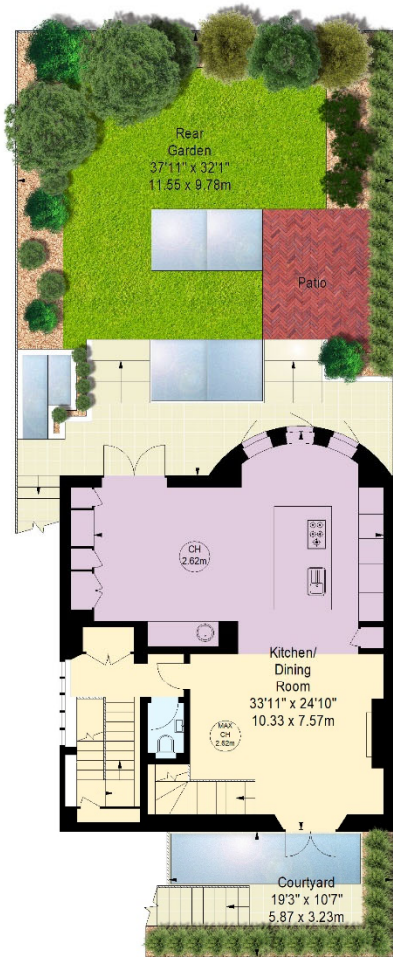
Key :  
CH - Ceiling Height



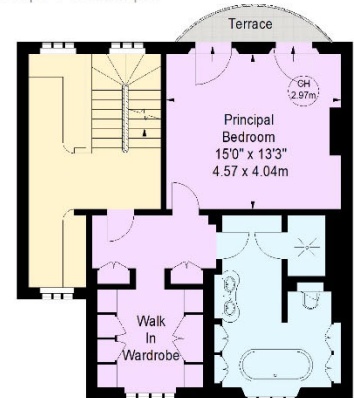
Third Floor



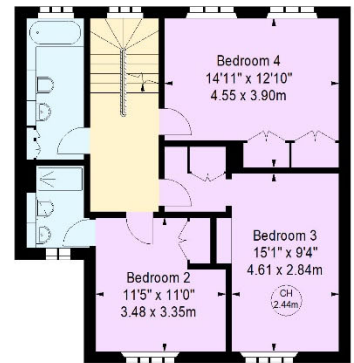
Lower Ground Floor



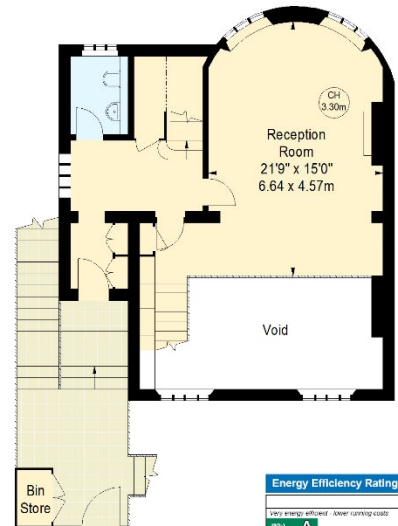
Garden Floor



First Floor



Second Floor



Raised Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Bad energy efficient - higher running costs			
England, Scotland & Wales		61	76
EU Directive 2002/91/EC			

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## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.