



PARK VILLAGE MEWS

REGENT'S PARK
LONDON NW1

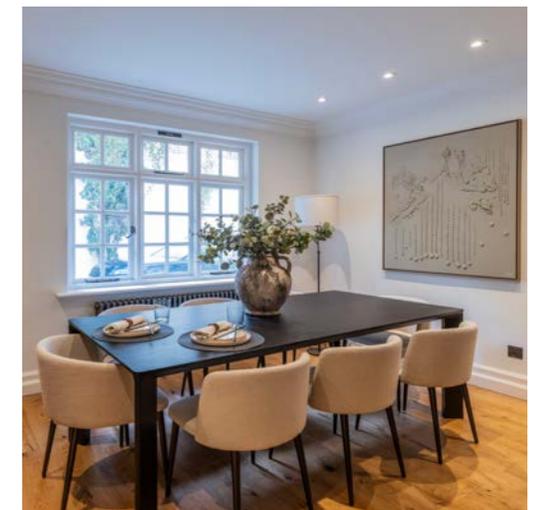


PARK VILLAGE MEWS

REGENT'S PARK NW1

A RARE OPPORTUNITY TO ACQUIRE A LOW BUILT NON BASEMENT NASH STYLE HOUSE (187 SQ M/,2014 SQ FT) LOCATED WITHIN A SECURE GATED COBBLED MEWS CONTAINING JUST THREE HOUSES SITUATED PARALLEL TO THE DANISH CHURCH IN LONDON, ST KATHARINE'S PRECINCT THUS ONLY MOMENTS FROM THE 395 ACRES OF REGENT'S PARK.





The house was originally constructed in the mid 1990's and has just been comprehensively refurbished to an excellent standard and is essentially now ready for immediate occupation.



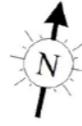
ACCOMMODATION & AMENITIES

- Principal Bedroom with En-Suite Bathroom, Walk-In Dressing Room and adjoining Study/Bedroom 4
- 2/3 Further Double Bedrooms
- 1 Further Large Bathroom
- Reception Hall
- Reception Room
- Kitchen Open Plan with Dining Room
- First Floor Drawing Room
- Guest Cloakroom
- Ornamental Balcony
- Secure demised Off-Street Parking for 1 Vehicle







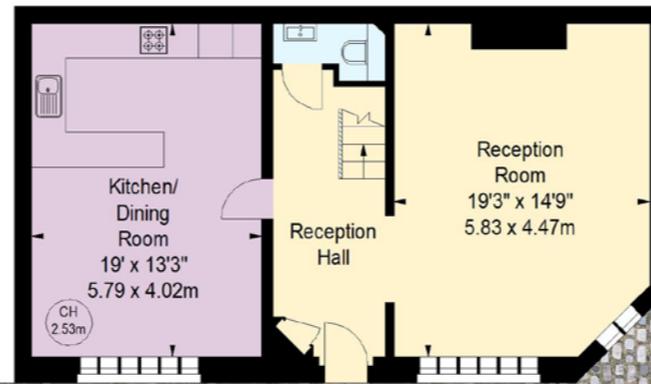


Key :
CH - Ceiling Height

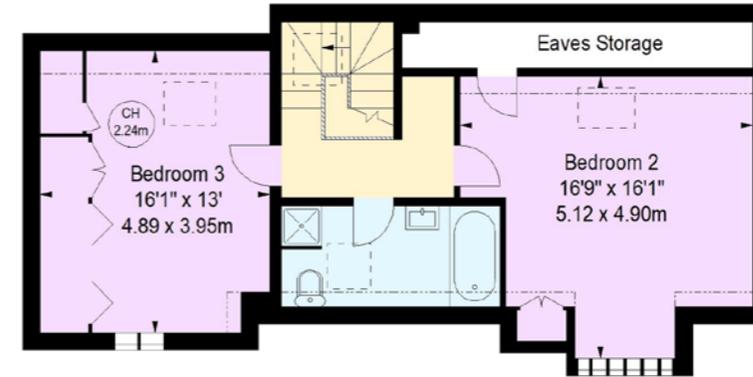
PARK VILLAGE MEWS NW1
Approximate Gross Internal Area
2,120 sq. ft / 196.94 sq. m
(Including Eaves & Restricted Height Under 1.5m)
Eaves Storage
53 sq. ft / 4.92 sq. m
Restricted Height Under 1.5m
122 sq. ft / 11.33 sq. m



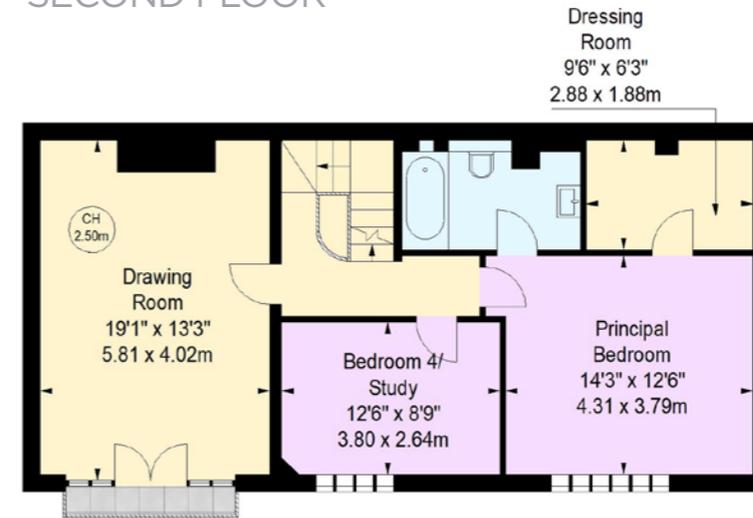
SITE PLAN



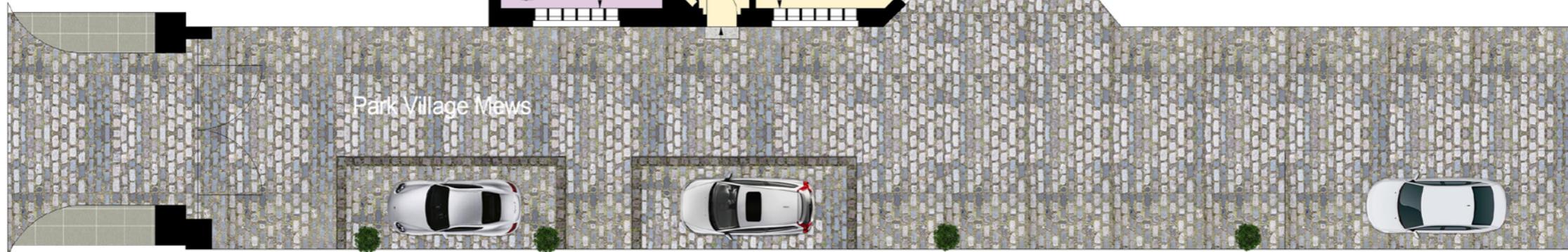
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



CROWN ESTATE LEASE EXPIRING 21st MARCH 2166
THUS CURRENTLY 143 YEARS UNEXPIRED

GROUND RENT: £2,000 PER ANNUM DOUBLING EVERY 25 YEARS

SERVICE CHARGE: APPROX £4,000 PER ANNUM TO INCLUDE
COURTYARD MANAGEMENT, BUILDINGS INSURANCE & GARDENING

COUNCIL TAX: CAMDEN (BAND H)

EPC: D

PRICE: OFFERS IN EXCESS OF £2,950,000

JOINT SOLE SELLING AGENT

ASTON CHASE

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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.