



GLOUCESTER GATE

REGENT'S PARK · LONDON · NW1



AN ELEGANT GRADE I LISTED HOME SET IN A PRIVATE TERRACE OVERLOOKING REGENT'S PARK, PRESENTED IN EXCELLENT CONDITION. THIS CLASSICAL NASH RESIDENCE HAS IMPRESSIVE UNINTERRUPTED VIEWS ACROSS REGENT'S PARK WHICH CAN BE ENJOYED FROM THE BALCONY LEADING OFF FROM THE GRAND DOUBLE VOLUME DRAWING ROOM.





ACCOMMODATION

Ground Floor

- Inner Entrance Hall
- Double Volume Dining Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Coat Cupboard

First Floor

- Grand Double Volume Drawing Room with Balcony Overlooking Regent's Park

Second Floor

- Principal Bedroom Suite with 2 En Suite Bathrooms (His and Hers)
- Dressing Room
- Kitchenette

Third Floor

- 2 Double Bedrooms (both En Suite)
- Study/Further Bedroom
- Utility Cupboard

Fourth Floor

- Media Room with Kitchen
- Large Storage Room

Lower Ground Floor

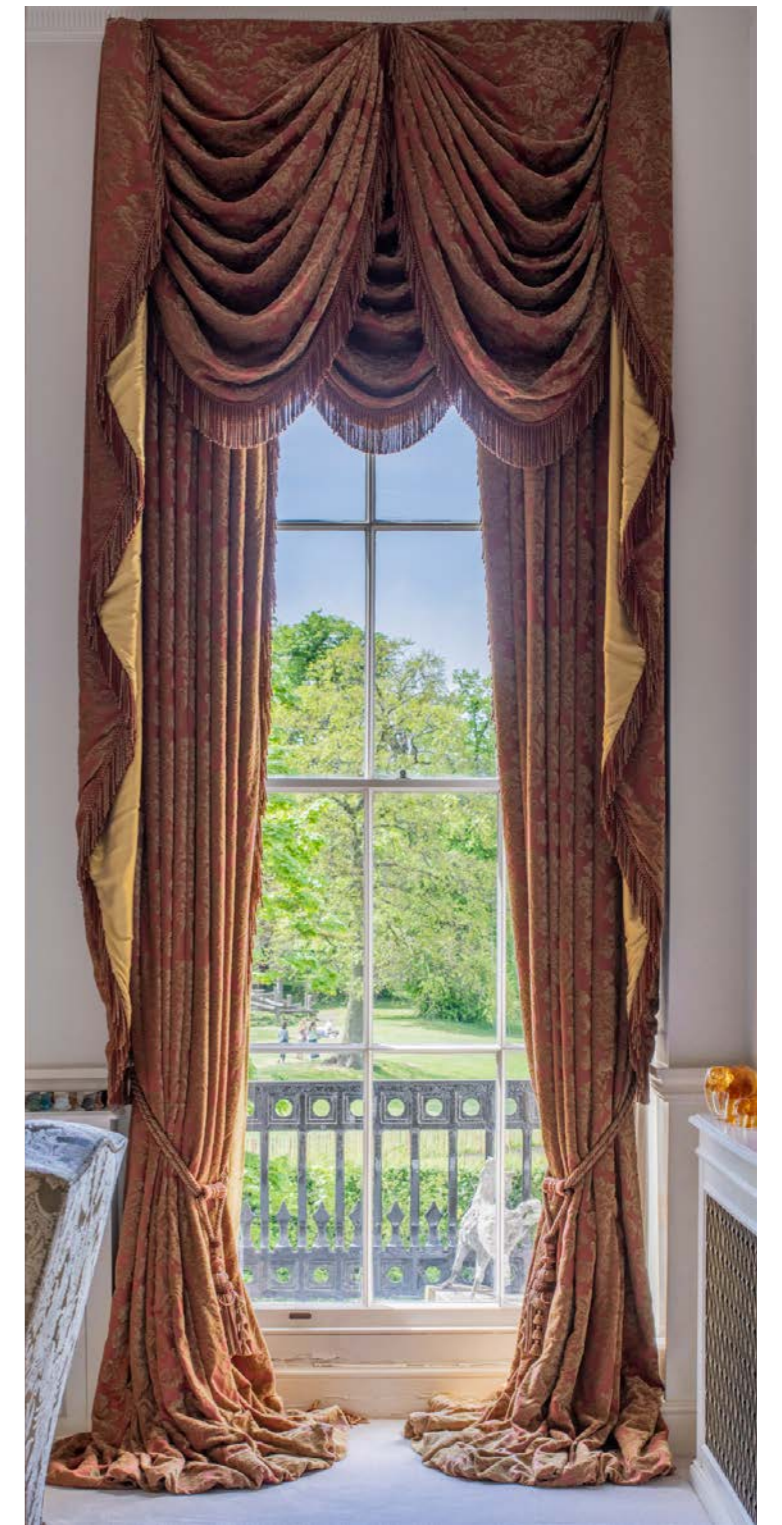
- Guest Suite with its own entrance
- This Floor Comprises:
 - Bedroom
 - Shower Room
 - Kitchen
 - Garage
 - Wine Cellar
 - Utility Room
 - 2 Vaults/Stores





This grand residence boasts exceptional finishes, high ceilings, expansive volumes and traditional fireplaces. The property offers six floors of spacious accommodation and has been meticulously maintained, retaining the period features.





The interior is a combination of period and modern features which have been clearly thought out and executed tastefully. An impressive fire place and detailed cornicing to create a luxurious feel to this home. This property also benefits from uninterrupted views across Regent's Park.







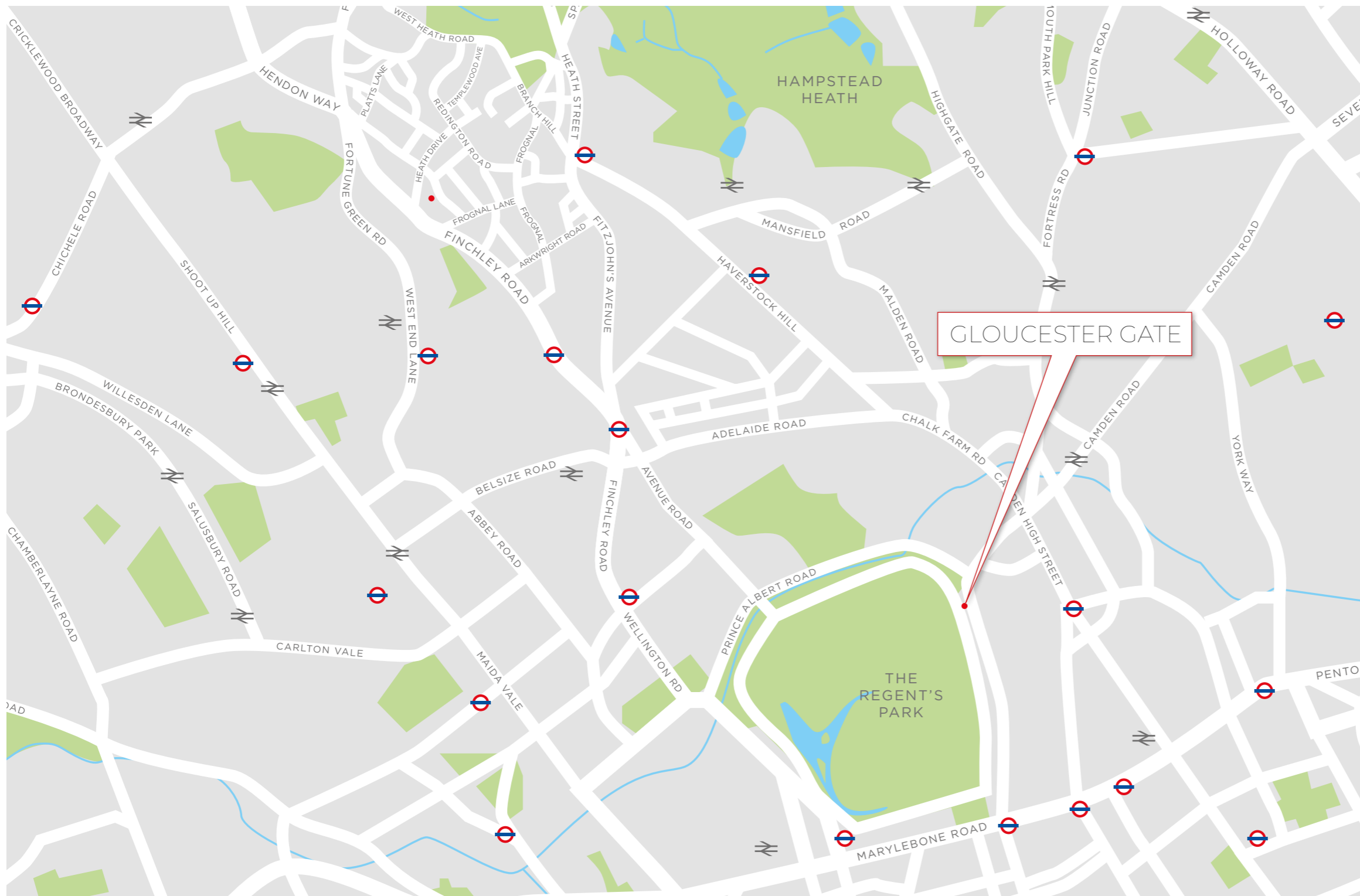
The grand principal bedroom suite occupies an entire floor with two separate large en suite bathrooms a dressing room and kitchenette. Further benefits include a private courtyard, 3 parking spaces, a garage and direct access to a private communal garden.

BRIGHT SPACES AND EXPANSIVE VOLUMES

The high ceilings and full height windows on the first floor provide vast amounts of natural day light to create bright and airy spaces.







THE ROYAL PARKS

Regent's Park offers a wide range of recreational facilities including the world famous Zoological Gardens, a restaurant, the open air theatre, Queen Mary's Gardens, ZSL London Zoo, the boating lake and tennis courts. Whether you are enjoying a stroll or drifting along the canal, the vast greenery of Regent's Park in the heart of Central London has a magical feel to it.

PARK LIVING IN THE HEART OF LONDON

Gloucester Gate is located on the North Eastern boundary of Regent's Park's outer circle and it is excellently positioned only a short distance from some of London's main attractions. The property is easily accessible from London's main airports including Heathrow which is approximately 51 minutes' drive (approx. 17.9 miles) and Luton Airport which is approximately 54 minutes' drive (approx. 31.7 miles). From the address, the property is well connected to the rest of London with local underground stations including Regent's Park Underground Station and Great Portland Street Underground Station both approx. 0.8 miles walking distance, these stations provide access to the Bakerloo Line, and Hammersmith and City, Circle and Metropolitan Lines respectively. Mayfair is a short journey away (approx. 13 minutes' drive, 2 miles) where one can find an abundance of London's finest shops and restaurants.



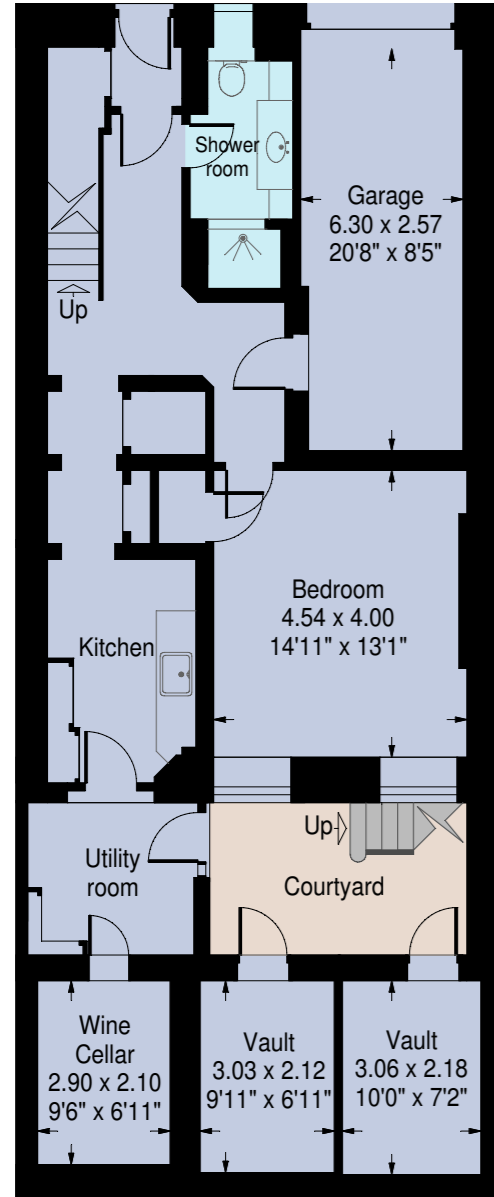
APPROXIMATE GROSS INTERNAL AREA

4,948 sq.ft. / 459.7 sq.m.

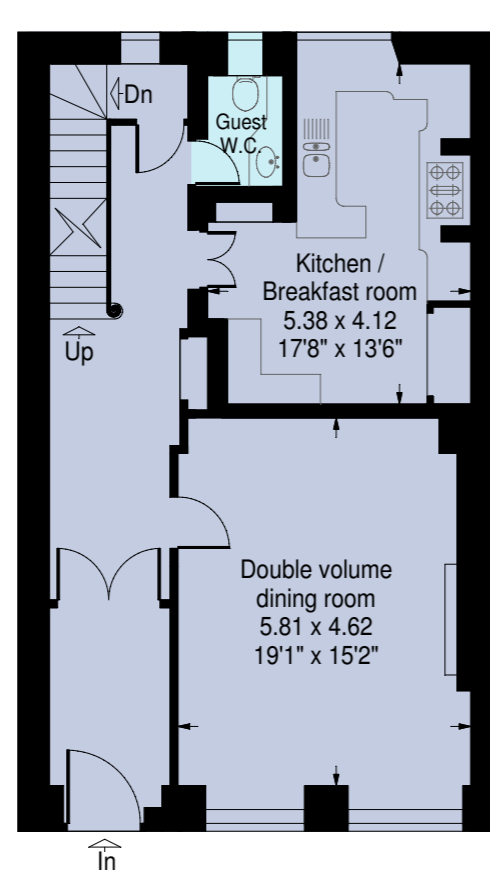
Including vaults and eaves

Vaults - 140 sq.ft. / 13.0 sq.m.

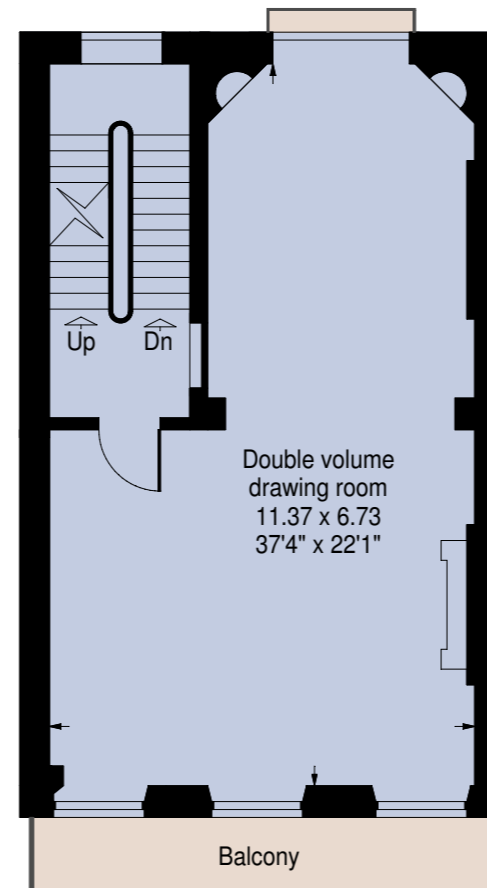
Eaves - 153 sq.ft. / 14.2 sq.m.



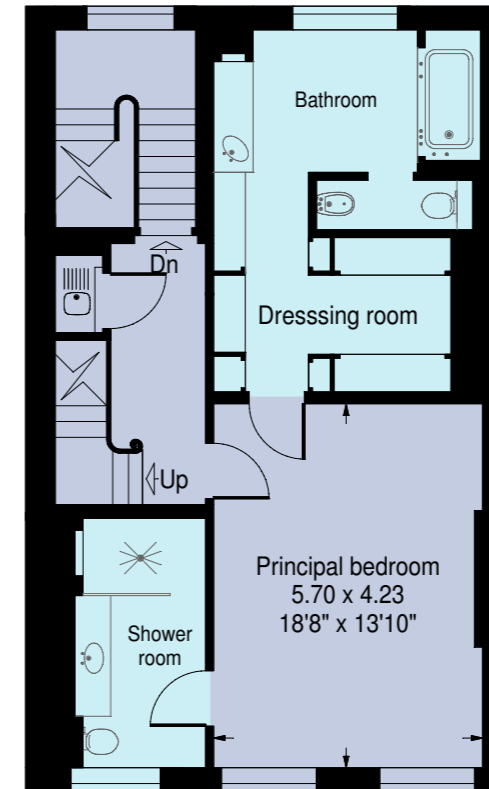
LOWER GROUND FLOOR



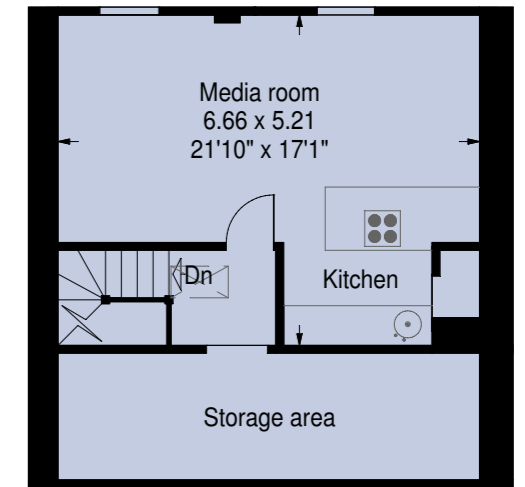
GROUND FLOOR



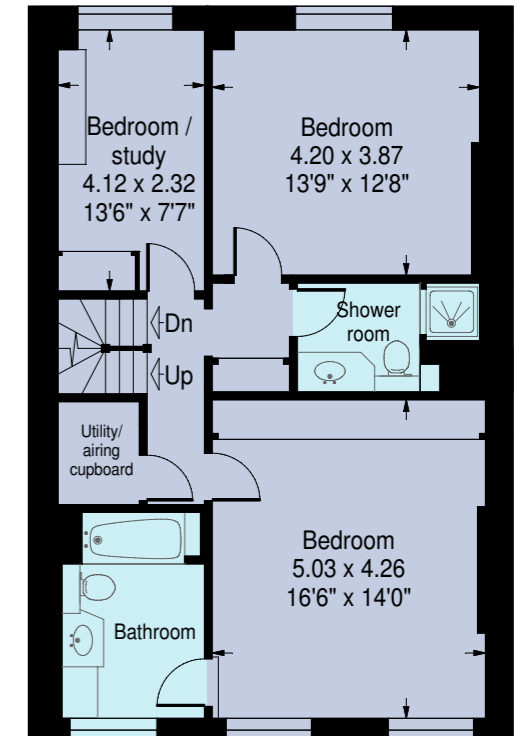
FIRST FLOOR



SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR



EPC: TBC

COUNCIL TAX: CAMDEN BAND H

CROWN ESTATE LEASE, APPROXIMATELY 140 YEARS REMAINING

GUIDE PRICE: £9,950,000

JOINT SOLE SELLING AGENT

ASTON CHASE

enquiries@astonchase.com

+44 (0) 20 7724 4724

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.