



## **BOSTON PLACE**

Regent's Park  
London  
NW1

Asking Price  
£1,695,000

Sole Agent

A rare opportunity to acquire this fabulous and newly refurbished (116.40 sq m/1,253 sq ft) three bedroom freehold house which has been finished to an exceptional standard. The bright principal suite spans the entire top floor with an en-suite shower room. There are two further bedrooms and a stunning family bathroom which are located on the first floor with a magnificent ground floor, boasting an open-plan kitchen/reception room with underfloor heating and the added benefit of a patio. In addition to a wealth of natural light throughout this beautiful home which offers well-proportioned accommodation.

# ASTON CHASE

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

## BOSTON PLACE

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London  
NW1

Asking Price  
£1,695,000  
Subject To Contract

Sole Agent

Freehold

Boston Place is a quiet residential road located to the west of Regent's Park and just north of Dorset Square. The house is nearby Marylebone Station (National Rail & Tube Stations) and Baker Street Underground Station, as well as the shops, restaurants, cafes and amenities of Marylebone Village, plus the open green spaces of Regent's Park.



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## ACCOMMODATION

- Open Plan Kitchen/Reception Room
- Principal Bedroom with Dressing Area & Shower Room
- Two Further Bedrooms
- Family Shower Room

## AMENITIES

- Terrace
- Underfloor Heating
- Sonos Sound System
- Residents Parking

COUNCIL TAX: G

EPC RATING: 69



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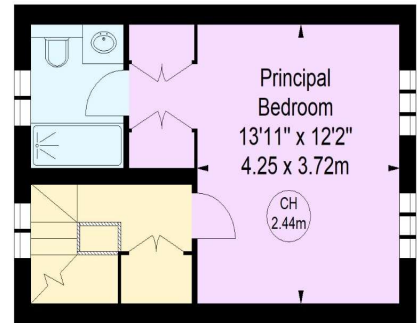
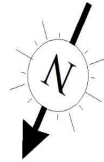
# ASTON CHASE

## Boston Place, NW1

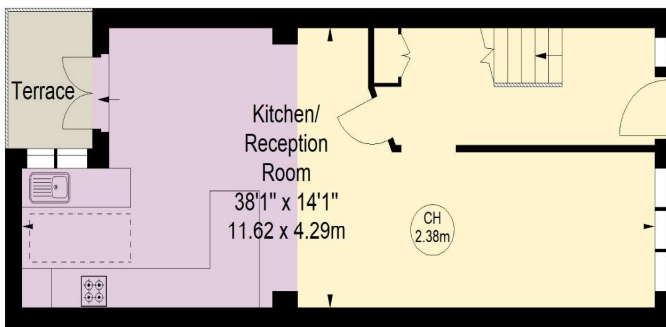
Approximate gross internal area

116.40 sq m / 1253 sq ft

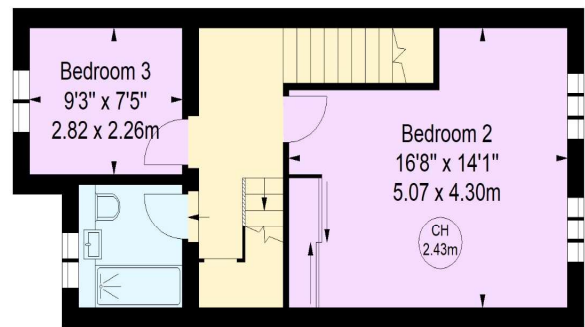
Key :  
CH - Ceiling Height



Second Floor



Ground Floor



First Floor

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

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.