



PARK PLACE VILLAS

LITTLE VENICE, LONDON W2



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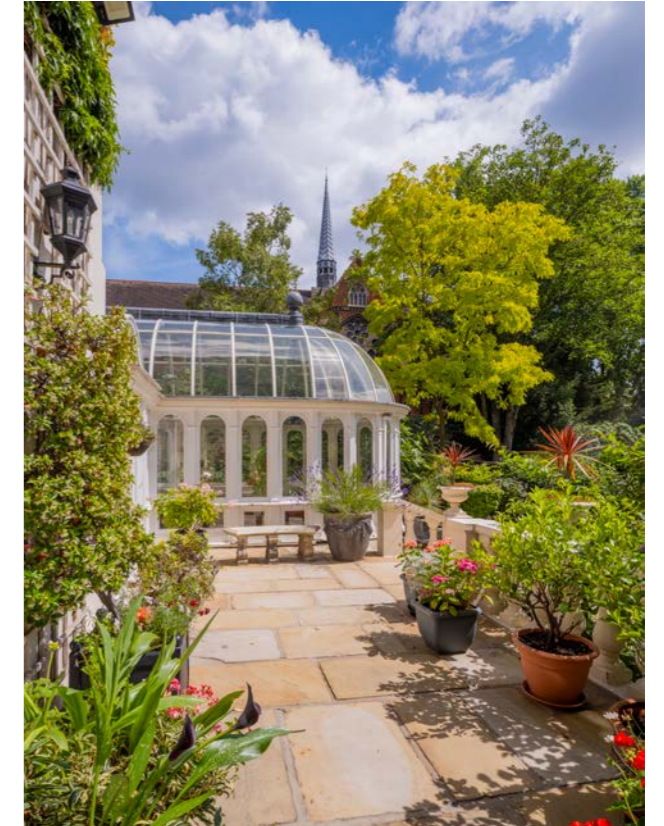




A SUPREMELY ELEGANT EARLY VICTORIAN ITALIANATE STYLE GRADE II LISTED VILLA (759.74 SQ M/8,178 SQ FT) SITUATED IN THE HEART OF LITTLE VENICE.

THE STUCCOED EXTERIOR BOASTS SPLENDID ROMAN ARCHES, PORTALS AND BALUSTRADES, WITH A TALL TOWER OFFSET TO THE LEFT OF THE FAÇADE.





1 Park Place Villas was originally built in 1840 by Matthew Wyatt under the auspices of legendary architect John Nash's master plan for the Regent's Canal which created Little Venice, a picturesque neighbourhood of magnificent Regent's Park style villas bordering the canal.







This magnificent residence, formerly the home of Royal mistress Lillie Langtry where she entertained Bertie, the Prince of Wales (later King Edward VII), and more recently the home of Irish-American dancer Michael Flatley is offered for sale for the first time in 20 years and represents a rare opportunity to purchase arguably one of the finest homes in central London.





ACCOMMODATION

- Entrance Vestibule
- Reception Hall
- Formal Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory/Garden Room
- Study Area
- Family Room/Den
- Guest Cloakroom
- Principal Bedroom with En-Suite Bathroom and adjoining Dressing Room/Study with En-Suite Shower Room
- 6 Further Bedrooms
- 3 Further En-Suite Bathrooms
- Self-Contained Staff accommodation comprising Reception Room with Open Plan Kitchen, Bedroom and Bathroom

AMENITIES

- Matured wraparound walled garden with two separate areas one incorporating Lillie Langtry's famous love-seat and a rear Terrace with steps leading to principal lawned garden
- Carriage Drive
- Secure Off-Street Parking for multiple vehicles approached from Maida Avenue
- Double Width Integral Garage
- Swimming Pool Complex with adjoining Gymnasium, Sauna, Shower Room and WC
- 3 Terraces
- Balcony
- Wine Cellar
- Utility/Vault
- Plant Room



Lillie Langtry's famous love-seat



The house is offered for sale in excellent condition throughout and has been designed in a restrained yet expansive Classical style and boasts magnificent formal entertaining rooms, an indulgent principal bedroom suite overlooking The Regent's Canal and a lower ground floor indoor swimming pool complex inspired both by classical Rome and the idyllic English country house.

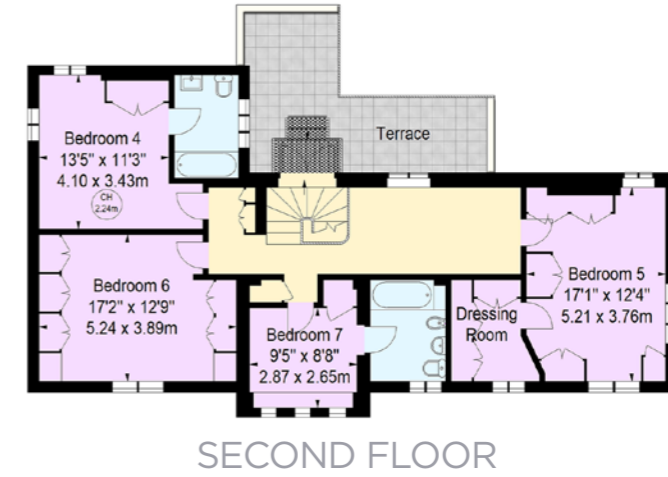


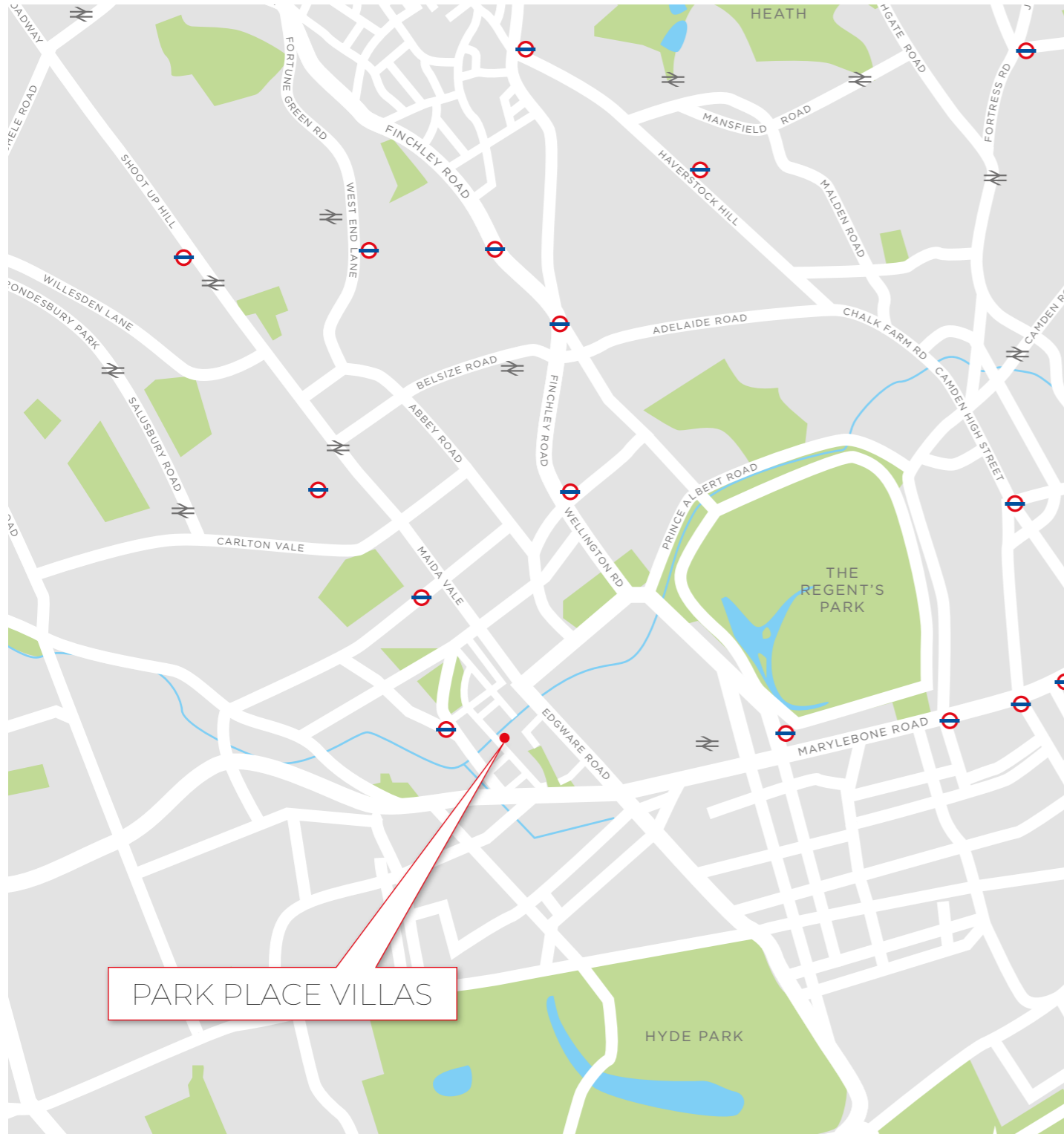
This imposing villa is situated on a large 0.255 acre corner plot set back from the road and is approached through twin gates, with a pedestrian entrance between them. The property directly overlooks The Regent's Canal and features a secluded wraparound garden, a large carriage drive and additional secure off-street parking together with an integral double garage.



Approximate Gross Internal Area
 8,178 sq. ft. / 759.74 sq. m.
 (Including Plant Room)
 Plant Room
 22 sq. ft. / 22 sq.m.
 Plot Size: 0.225 of an Acre

Key:
 CH - Ceiling Height





TENURE: FREEHOLD

COUNCIL TAX: BAND H (WESTMINSTER)

ASKING PRICE: £26,000,000

SOLE SELLING AGENT

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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.