



## GLoucester Gate

Gloucester Gate  
Regent's Park  
NW1

Asking Price  
£20,000,000

Multiple Agent

An outstanding Grade I Listed Nash Villa set behind an unusually large carriage drive providing parking for up to eight cars. This elegant residence features magnificent principal reception rooms, the majority of which afford spectacular views over Regent's Park. It additionally benefits from a private walled rear garden and a separate self-contained Mews House. The house has been granted planning permission for the rear extension and increase the lower ground floor to 10,000 sq ft.

# ASTON CHASE

67-71 Park Road  
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## GLOUCESTER GATE

Gloucester Gate  
Regent's Park  
NW1

Gloucester Gate is situated on the north eastern boundary of Regent's Park's outer circle, being approximately half a mile north of The Marylebone Road (A40) providing easy access to both The City and The West End.

Asking Price  
£20,000,000  
Subject To Contract

Multiple Agent

Leasehold 142 Years

COUNCIL TAX: H



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## ACCOMMODATION

- Principal Bedroom with Dressing Room & En-Suite Bathroom
- 6 Further Bedrooms
- 2 Further Bathrooms
- Shower Room (En-Suite)
- Reception Hall
- Fully Fitted Kitchen/Breakfast Room
- 40ft Intercommunicating Drawing Room with High Ceilings
- Dining Room
- Family Room
- Study
- Gym
- 2 Guest Cloakrooms
- Separate Mews House with Bedroom
- Bathroom
- Kitchen and Sitting Room

## AMENITIES

- Private Walled Rear Garden
- Double Garage
- Carriage Driveway providing parking for up to 8 Cars
- Utility Room
- Boot Room
- Store Room
- Wine Store
- Plant/Boiler Room

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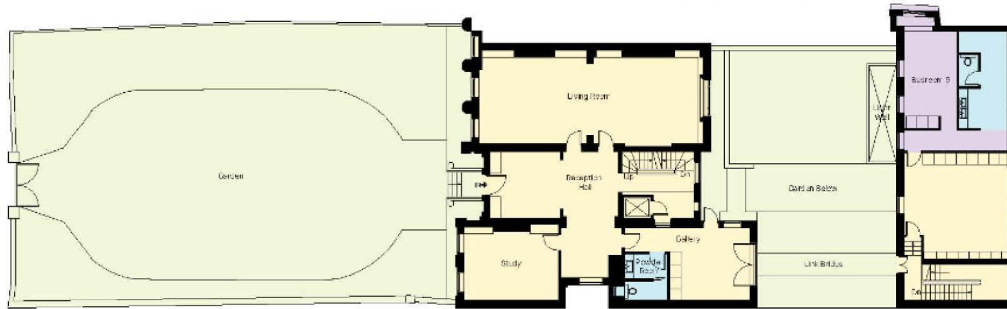
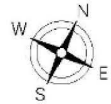
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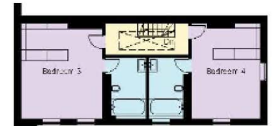
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## Proposed Floor Plan - Regent's Park, NW1

Approximate Area = 798.9 sq m / 8599 sq ft  
 (Including Garage)  
 Basement = 214.4 sq m / 2308 sq ft  
 Total = 1013.3 sq m / 10907 sq ft



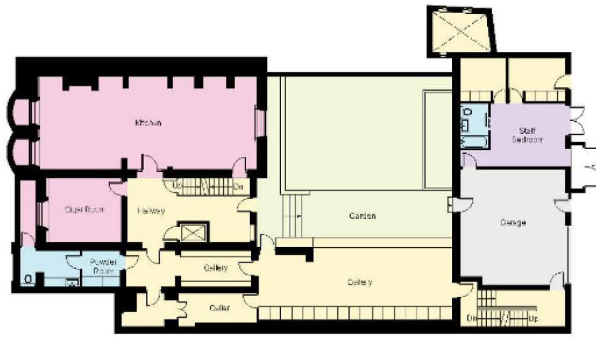
Ground Floor



Second Floor



Basement



Lower Ground Floor



First Floor

Measurements are approximate, not to scale

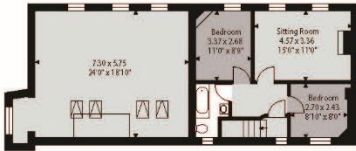
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## Existing Floor Plans - REGENTS PARK, NW1

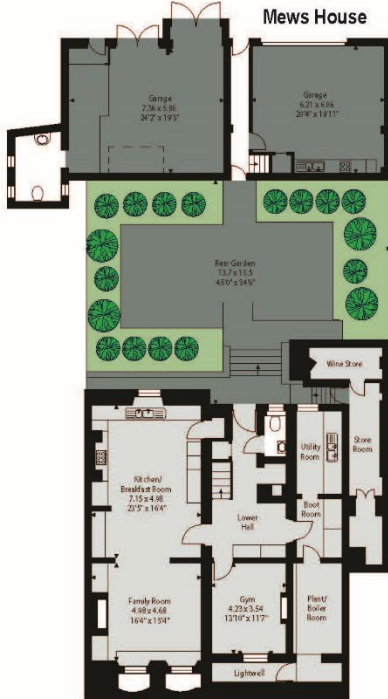
Mews House: 1,993 Sq.Ft / 185.2 Sq.m  
 Approximate Gross Internal Area  
 8,156 Sq.Ft / 757.7 Sq.m



First Floor

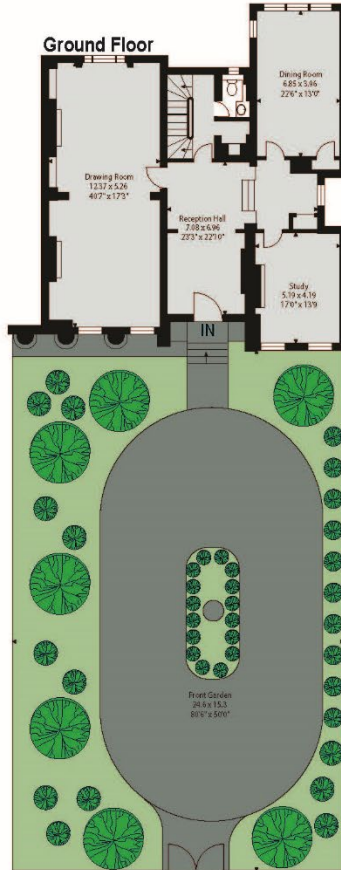


Mews House

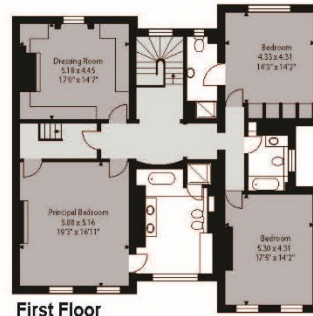


Lower Ground Floor

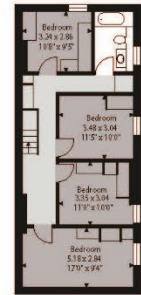
Ground Floor



Measurements are approximate, not to scale



First Floor



Second Floor

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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.