

# ASTON CHASE



**CLARENCE TERRACE**  
Regent's Park, London, NW1

**ASKING PRICE**  
£1,500 per week

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## CLARENCE TERRACE

**HEATING AND HOT WATER INCLUDED:** A spacious and bright two bedroom apartment situated on the second floor of a classic Nash building in Regents Park Outer Circle, looking out onto Regents Park itself and conveniently located for Baker Street Underground station (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan lines).

The property offers approximately 1,046sq ft of well-presented accommodation comprising two intercommunicating reception rooms, an open plan kitchen, two bedrooms and two en-suite bathrooms. The property further benefits from 24 hour porterage/security, heating & hot water being included in the rent, lift and views directly over Regents Park. Additionally, underground parking is available by separate negotiation.

## ACCOMMODATION

Principal Bedroom with En-Suite Bathroom, one further Bedroom, Family Bathroom, Reception Room, Dining Room, Kitchen

## AMENITIES

24 hour porter



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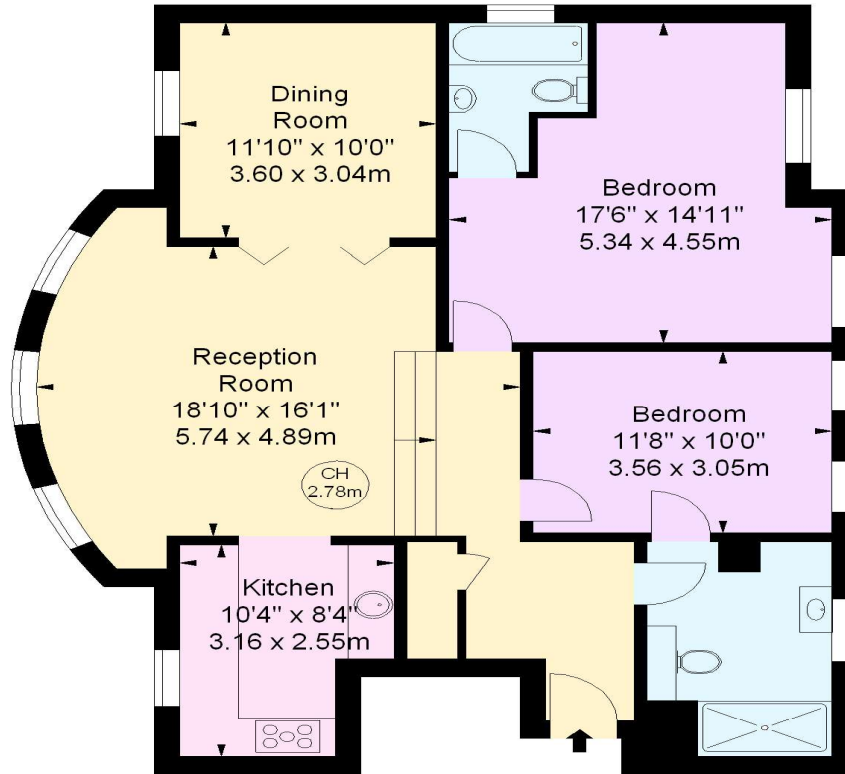
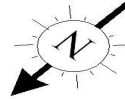


## Clarence Terrace, NW1

Approximate gross internal area

1046 sq ft / 97.17 sq m

Key :  
CH - Ceiling Height



Second 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### IMPORTANT NOTICE

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