



ST. KATHARINES PRECINCT
REGENT'S PARK NW1



An elegant Grade II* Listed house (359 sq m/3,865 sq ft) offered in excellent condition throughout. The property features generous formal entertaining areas with a beautifully manicured rear garden. The house further benefits from a cinema room, off-street parking for 2 cars and direct views overlooking Regent's Park from all the principal rooms.











ACCOMMODATION

Reception Room
TV Room
Cinema Room
Dining Room With Bar Area
Kitchen/Breakfast Room
Study
Principal Bedroom With Large
En-Suite Dressing Room & Bathroom
4 Further Bedrooms (2 with En-Suite Bathrooms)
1 Family Shower Room
Utility Room
Guest Cloakroom
Rear Garden
Off-Street Parking for 2 Cars
Partial Air Conditioning



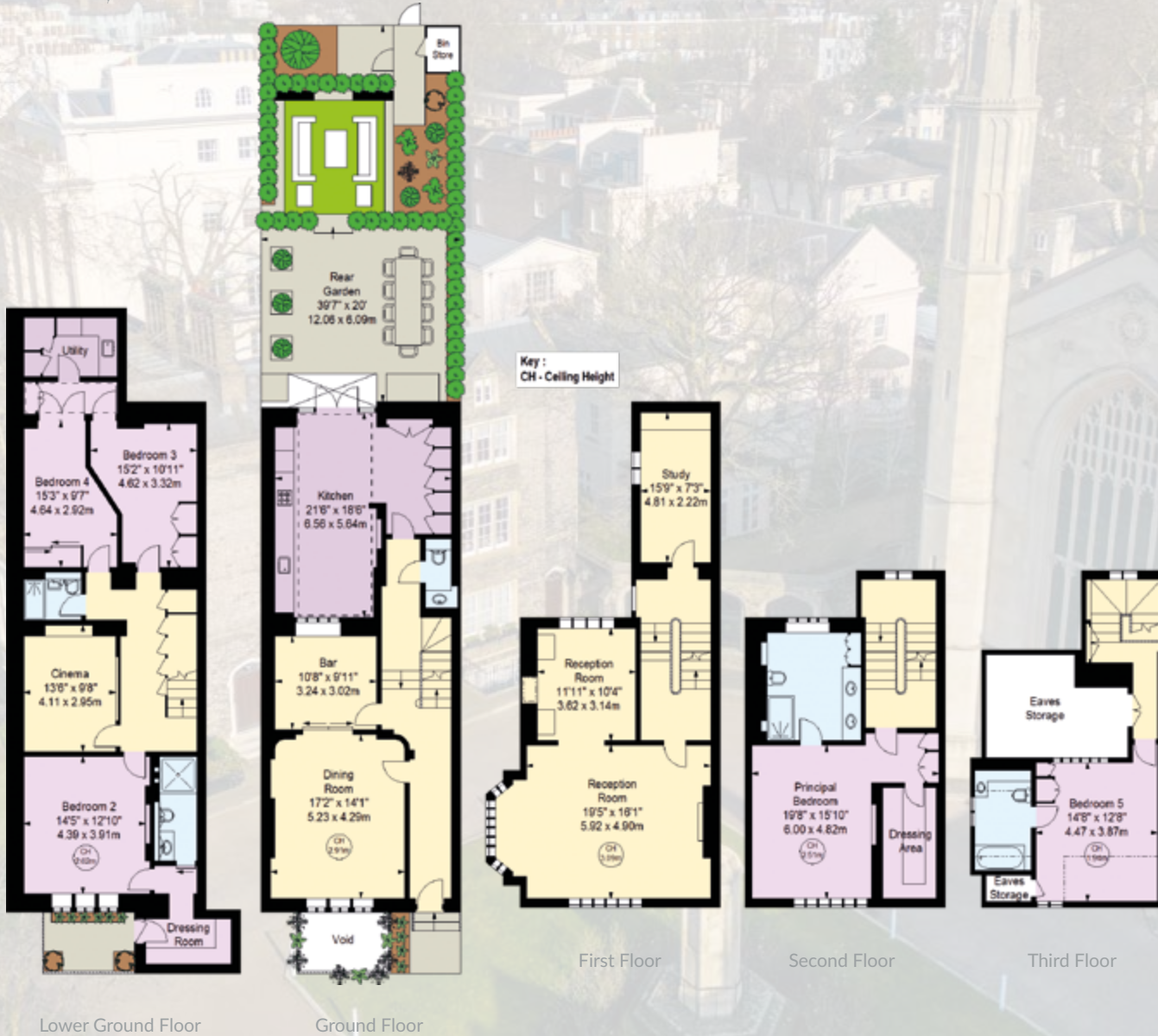
Located on the prestigious Outer Circle of Regent's Park, St Katharine's Precinct is set behind elegant box gate piers, railings, and lamp posts, and has its own gravel driveway entrance set in landscaped lawns and garden.

Regent's Park provides easy access into London's West End shopping, restaurants, and leisure district, and it is also just a short distance from the local high streets of St John's Wood, Marylebone High Street and Primrose Hill.





APPROX. GROSS INTERNAL AREA
 3,865 SQ FT - 359.06 SQ M
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT UNDER 1.5M)
 EAVES STORAGE & RESTRICTED HEIGHT UNDER 1.5M
 245 SQ FT / 22.76 SQ M



TERMS

Tenure: Leasehold (Expiry 2156)
 Local Authority : London Borough of Camden
 Service Charge : TBC
 Ground Rent: £2,200 per annum
 CEPC Charge: £2,342.10 per annum
 Council Tax: Band H
 Guide Price: £9,850,000 subject to contract



Viewing: Strictly by appointment with Savills.

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