



HANOVER TERRACE

REGENT'S PARK, LONDON, NW1



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A RARE OPPORTUNITY TO PURCHASE A TRULY
EXCEPTIONAL GRADE II LISTED NASH RESIDENCE
(570.0 SQ M/6,136 SQ.FT) LOCATED IN A CENTRAL
POSITION WITHIN ARGUABLY THE MOST SOUGHT
AFTER NASH TERRACE OF HOUSES ENCIRCLING
REGENT'S PARK.

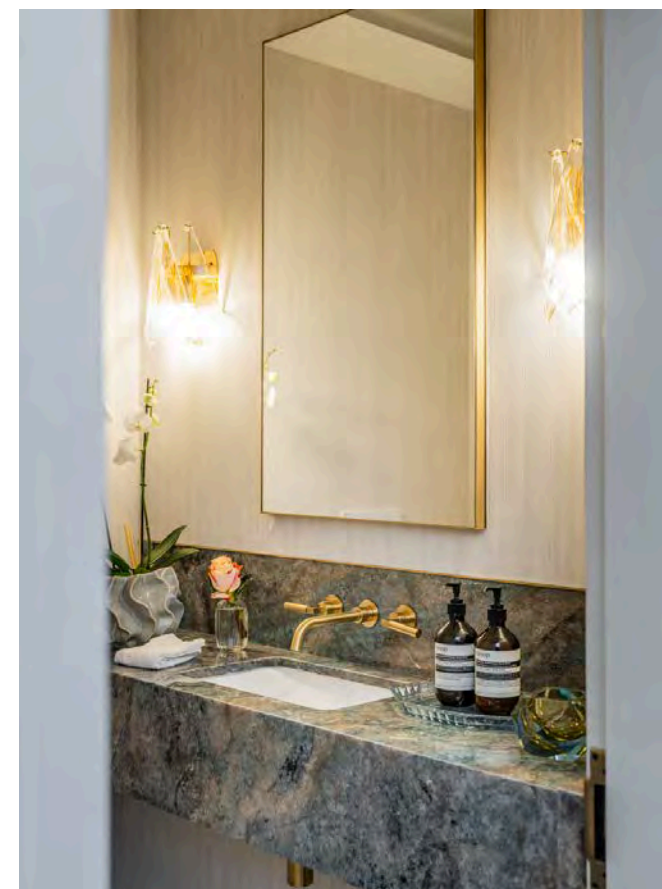








The property has been beautifully restored to an extremely high standard, seamlessly blending the original period architecture with elegant contemporary living to create one of the finest homes in this sought after terrace directly overlooking Regent's Park.









ACCOMMODATION

- Reception Hall
- 2 Guest Cloakrooms
- Formal Dining Room with 3.6m ceiling height with door leading directly to the Kitchen
- Fully equipped Kitchen with Gaggenau and Miele appliances Open Plan with Family/Informal Dining Room with direct access to the Garden
- First Floor L Shaped Drawing Rooms with 3.5m ceiling height
- Principal Bedroom with Large En-Suite Bathroom/Dressing Room
- Three Further Bedrooms
- Two Further Bathrooms (1 En-Suite)
- Media Room
- Garden/Living Room affording direct access to the Garden
- Self-Contained Lower Ground Floor Staff Accommodation comprising Sitting Area, Bedroom with En-Suite Shower Room and Utility Room.
- Mews House comprising Reception/Dining Room Open Plan with Kitchen, Guest Cloakroom, 2 Double Bedrooms each with an En-Suite Bathroom and Integral Garage







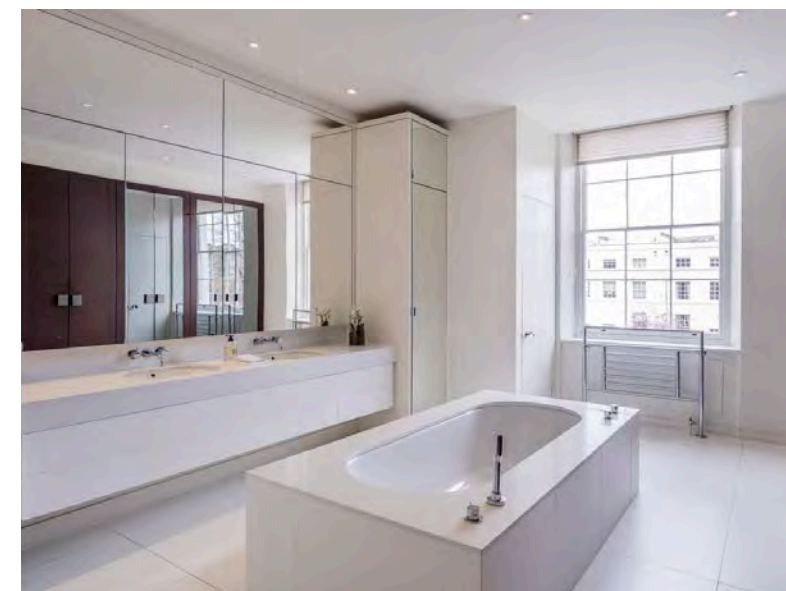


AMENITIES

- Elegant marble Fireplaces purchased from Acquisitions of London as seen at The OWO Raffles London in Whitehall
- Air Conditioning throughout Main Residence and Mews House with sole exclusion of formal Dining Room and First Floor Drawing Rooms due to restrictions imposed by English Heritage.
- Underfloor Heating in the Kitchen/Informal Dining Area, all Bathrooms, Corridor in both main house and mews and wherever there is hard floor i.e. ceramic or stone.
- Sophisticated Audio Visual System
- Burglar Alarm & Fire Alarm by AAI Security Systems and central station controlled
- Large Terrace at Rear Mezzanine Level
- First Floor Balcony accessible from the Drawing Room
- West facing Landscaped rear Garden incorporating Water Feature designed by Amir Safiyari of Four Season Garden and maintained by Julius Singer of Singergardens
- Landscaped Communal Gardens to forefront of the terrace
- Residents' Private Office-Street Parking for 2 Vehicles
- Integral Garage in Mews House
- 24/7 Private Security - 2 Patrolling Guards from 19:00 to 07:00 with one Guard patrolling by day.
- 2 Fully tanked Storage Vaults to forefront of the property.
- Plant Room



The property which provides five bedrooms in the main house and two further bedroom suites in the mews house, benefits from magnificent formal entertaining rooms complemented by informal family living areas, as well as an elegant principal bedroom suite occupying the entire second floor of the property.







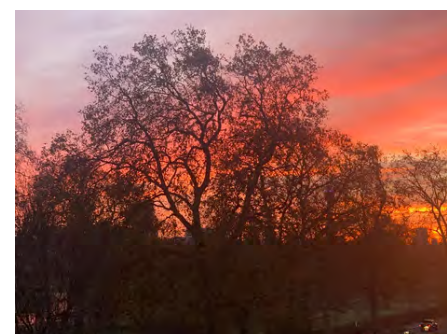
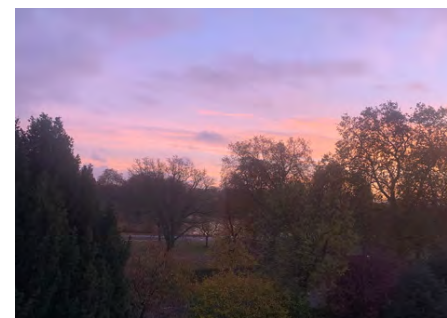
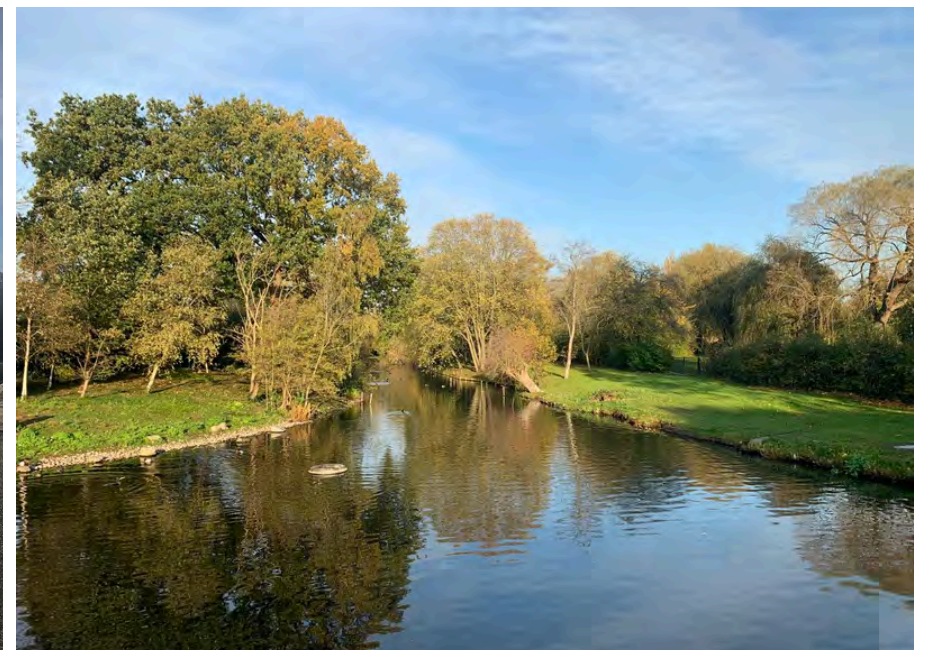
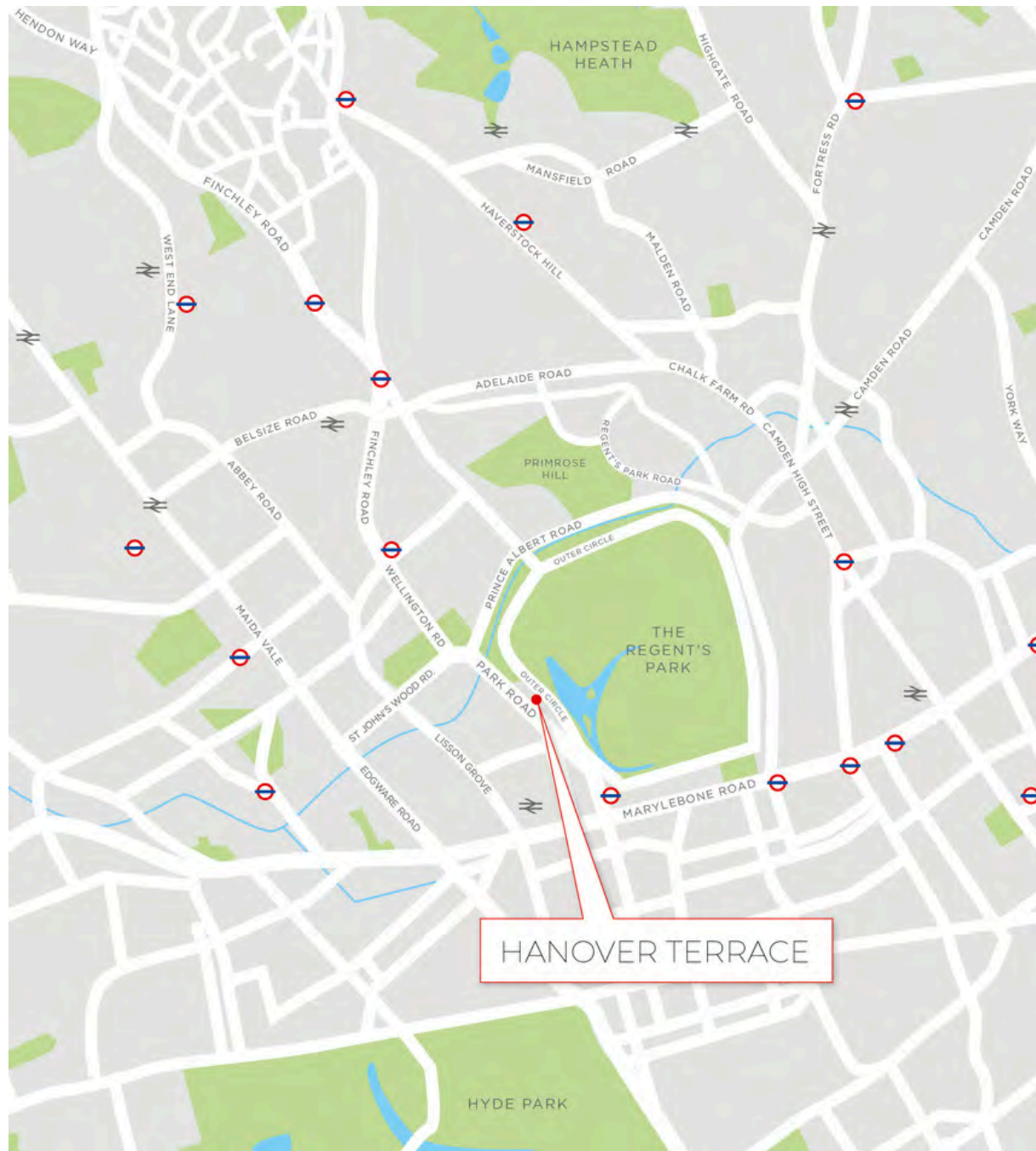
The property provides a superbly landscaped private walled west facing garden and a separate completely reconstructed mews house (110.8 sq m/1,193 sq ft) interior designed by Laura Hammett (a multi-award-winning, London based interior architecture and design studio) which provides stylish and versatile accommodation of a quality rarely seen within a mews property.

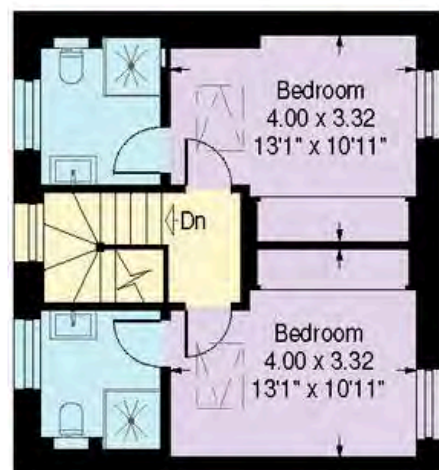












First Floor (Mews)

Hanover Terrace, Regent's Park, NW1

Total gross internal area - 570.0 sq.m. / 6136 sq.ft.

House - 459.2 sq.m. / 4943 sq.ft.

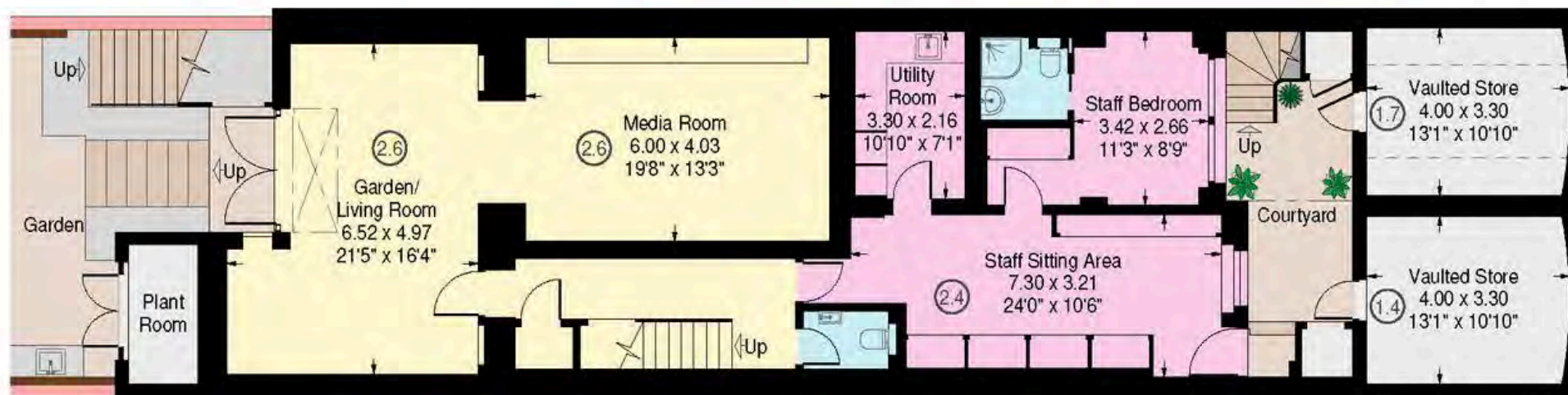
Mews House - 110.8 sq.m. / 1193 sq.ft.

Area for plant rooms, vaulted stores and reduced height area (below 1.5m) - 31.8 sq.m. / 342 sq.ft.

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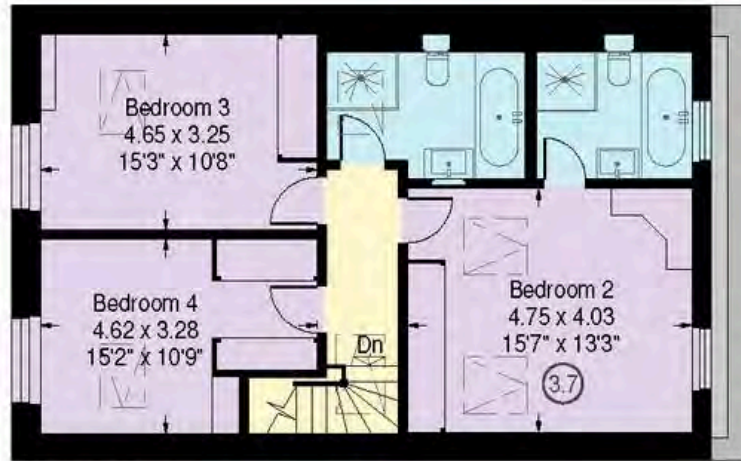
This plan is for guidance only and must not be relied upon as a statement of fact.

(CH) - Maximum ceiling height (metres)

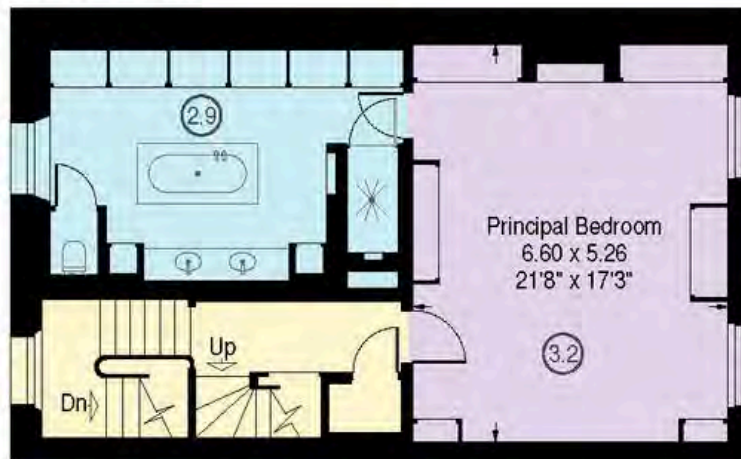


Lower Ground Floor

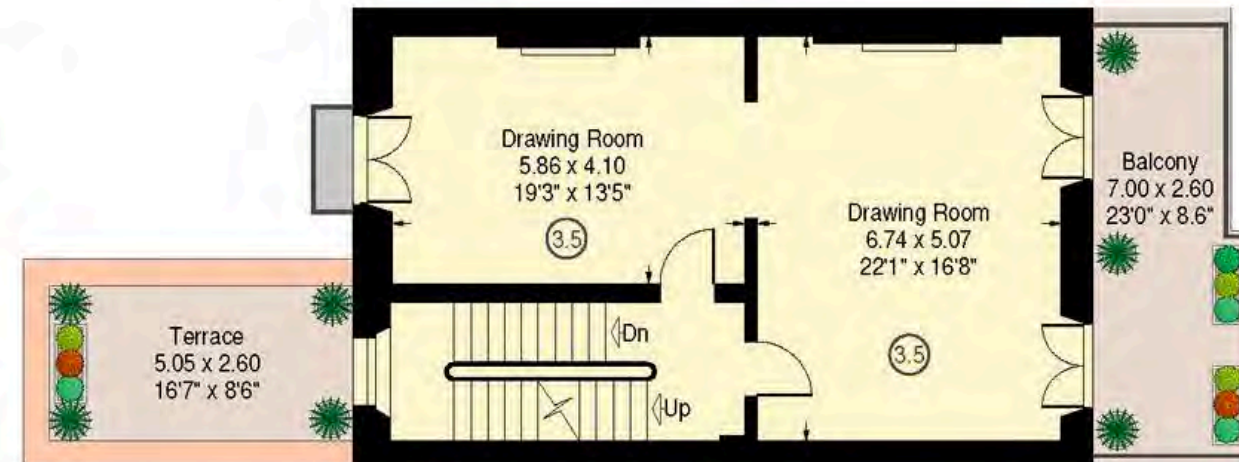
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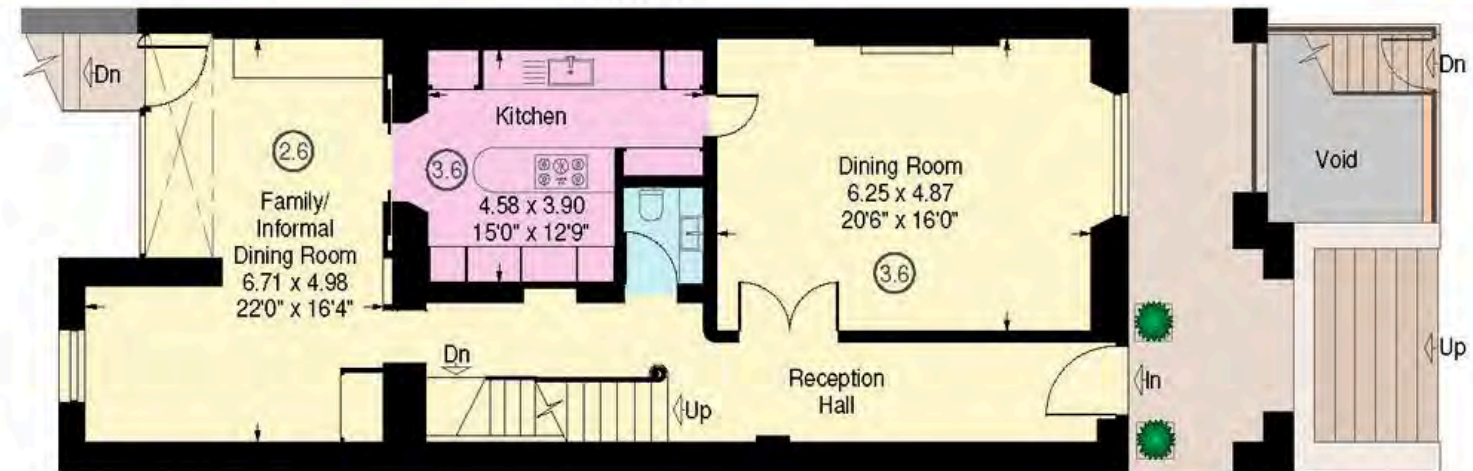
Third Floor



Second Floor



First Floor



Ground Floor

(CH) - Maximum ceiling height (metres)

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TENURE: 109 YEAR CROWN ESTATE LEASE EXPIRING 25 MARCH 2134

GROUND RENT: £5,000 PER ANNUM SUBJECT TO REVIEW (TBA) AT 25 YEAR INTERVALS

CROWN ESTATE PAVING COMMISSION:
APPROXIMATELY £7,181.54 PER ANNUM

COUNCIL TAX: BAND H (WESTMINSTER)

PRIVATE 24/7 SECURITY PATROLS:
APPROXIMATELY £14,904 PER ANNUM PER PARTICIPATING HOUSEHOLD IN THE TERRACE

EPC: D

ASKING PRICE: £16,500,000

SOLE SELLING AGENT

ASTON CHASE

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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.