



CUMBERLAND TERRACE
REGENT'S PARK, NW1





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AN EXCEPTIONAL, FIRST FLOOR APARTMENT OFFERING PANORAMIC VIEWS OVER REGENT'S PARK AND ACCESS TO THE TERRACE'S PRIVATE GARDENS.

This elegant residence spans approximately 2,212 sq ft, with additional space including a garage and store room, bringing the total to 2,447 sq ft. The apartment enjoys a triple aspect and has been finished to an impeccable standard throughout.

The accommodation comprises a welcoming entrance hall, a spacious drawing room with double French doors opening onto a Juliette balcony overlooking Regent's Park, and a separate dining room ideal for formal entertaining. The kitchen/ breakfast room is generously proportioned and well-appointed.

The principal bedroom benefits from direct park views and features a luxurious dressing room and en-suite bathroom. There are two further bedrooms, a guest shower room, a boot room/cloakroom, and a utility room with internal service lift.

The property also includes a private garage, a separate store room, and ample parking to both the front and rear. Residents enjoy the convenience of 24-hour portage.



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LOCATION

Perfectly positioned within the prestigious Cumberland Terrace, this apartment enjoys a prime location directly overlooking Regent's Park, one of London's most iconic green spaces. The property is ideally situated for transport and amenities, with Baker Street Station approximately 0.5 miles away and Marylebone Station around 0.6 miles. World-renowned shopping on Oxford Street is approximately 1.2 miles from the property, while the vibrant theatres, restaurants, and cultural attractions of London's West End are just 1.5 miles away. This exceptional location combines tranquil park-side living with the convenience of central London at your doorstep.

All distances are approximate.



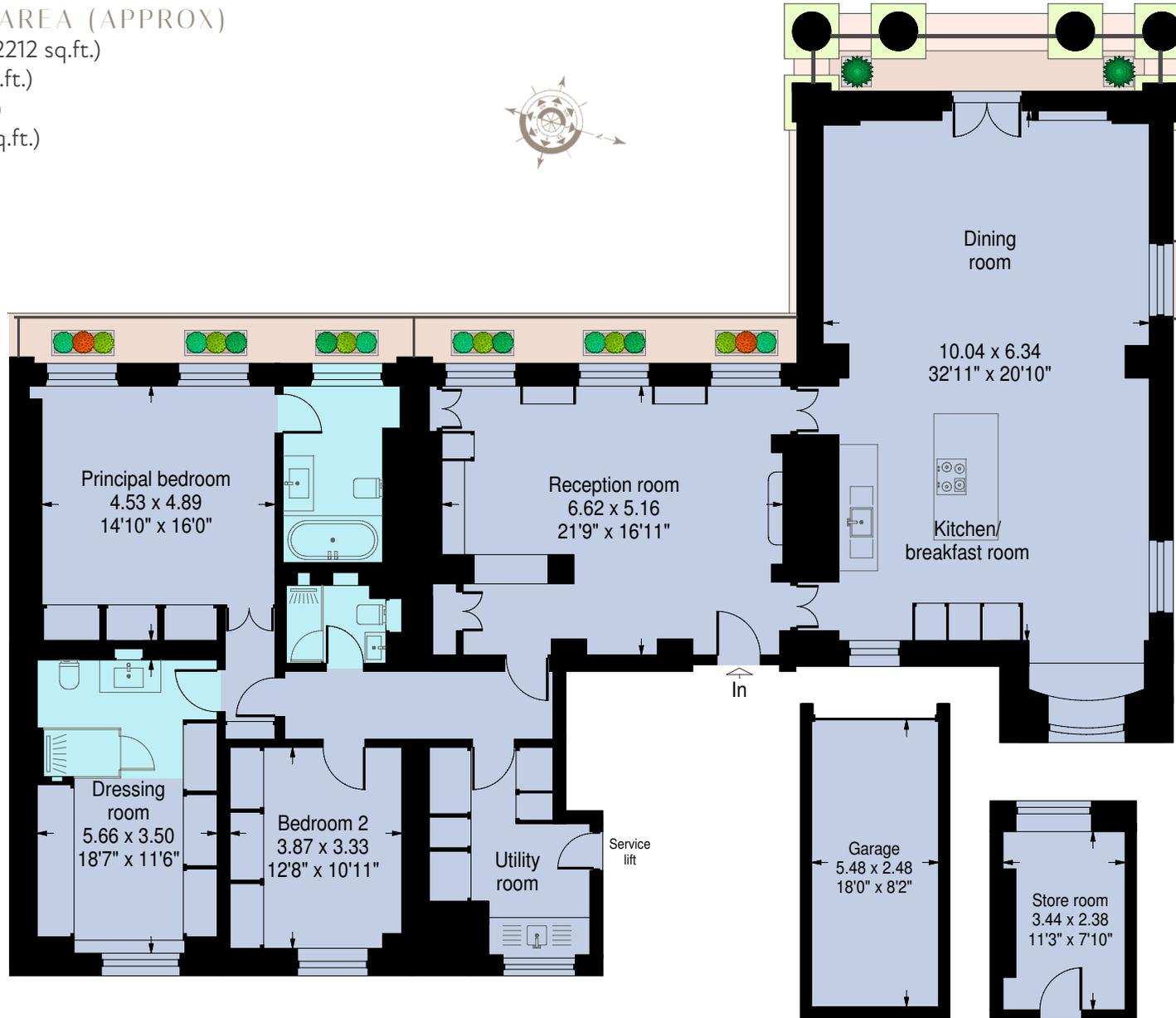
GROSS INTERNAL AREA (APPROX)

Apartment - 205.5 sq.m. (2212 sq.ft.)

Garage - 13.6 sq.m. (146 sq.ft.)

Store - 8.2 sq.m. (88 sq.ft.)

Total - 227.3 sq.m. (2447 sq.ft.)



FIRST FLOOR

LOWER GROUND FLOOR

TERMS

Guide price £7,950,000

London Borough of Camden

Leasehold (Expiry 2112)

Council Tax Band: G

Ground rent: TBC

Service charge: TBC



ASTON CHASE

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Viewing: Strictly by appointment with Aston Chase.

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