

**PARK SQUARE EAST, LONDON, NW1**

£8,500 per week*

Carter Jonas

# PARK SQUARE EAST
# LONDON
# NW1 4LH

**An elegant Regency townhouse overlooking Park Square Gardens, offering impressive proportions, superb volume and the architectural distinction synonymous with a Nash residence.**

- Distinguished Nash residence
- Overlooking Park Square Gardens and Regent's Park
- Magnificent first floor drawing room with balcony
- Exceptional proportions, high ceilings and excellent natural light
- Principal suite with two dressing rooms
- Five/six bedrooms with multiple en suite bathrooms



### THE PROPERTY

A distinguished Nash residence overlooking Park Square Gardens and Regent's Park, offering exceptional proportions, wonderful natural light and impressive ceiling heights throughout. The property further benefits from residents' parking and secure underground parking, a particularly rare advantage in this location.

The generous accommodation comprises a large kitchen/breakfast room, formal dining room and a magnificent first floor drawing room with high ceilings, elegant proportions and access to a balcony. The principal bedroom suite features two dressing rooms and an en suite bathroom, complemented by four/five further bedrooms, three of which are en suite, together with a family bathroom.

Further accommodation includes a separate sitting room, laundry room, three vaults and a private courtyard garden to the rear.

Offered unfurnished or furniture can be arranged at additional costs.

Park Square East is one of Regent's Park's most distinguished addresses, occupying an enviable position on the eastern side of the park, moments from Park Crescent and Cambridge Gate.

The location combines the tranquillity of Regent's Park with excellent connectivity, with Great Portland Street and Regent's Park Underground stations both approximately 150 metres from the property.

NON AST

Holding deposit is 1 weeks rent = £8,500 (at asking price)

Security deposit is 6 weeks rent = £51,000 (at asking price)

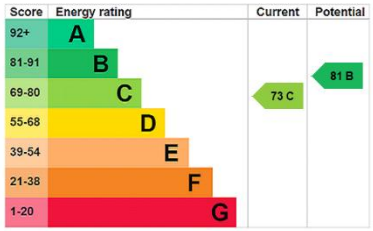
Council Tax Band H (Camden)

For eligibility for resident parking permits, please refer to the https://www.westminster.gov.uk/parking website for further details.

For the latest information on broadband and mobile coverage, please visit https://checker.ofcom.org.uk/en-gb/broadband-coverage for the most up-to-date details.

## ADDITIONAL INFORMATION

| | |
|---|---|
| Viewing | Strictly by appointment |
| Local Authority | Camden Council - Council Tax Band H |












# PARK SQUARE EAST, NW1

Approximate Floor Area = 448.7 sq m / 4830 sq ft
Vault = 22.0 sq m / 237 sq ft
Total = 470.7 sq m / 5067 sq ft




This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #66311








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## IMPORTANT INFORMATION


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