



**PARK SQUARE EAST, REGENT'S PARK NW1**

# PARK SQUARE EAST, REGENT'S PARK NW1

A wonderful, classic Nash terraced house providing a gracious, centrally located home directly overlooking private communal gardens, adjacent to Regents Park. The house provides in excess of 4,500 sq feet of accommodation set over five floors and features high ceilinged reception rooms with tall windows in addition to well-proportioned bedrooms. Park Square East is located within moments of Regent's Park. The nearest tube stations are Regents Park (Bakerloo line) and Great Portland Street (Hammersmith & City, Circle and Metropolitan lines), both within 300 yards. The amenities of Marylebone and the West End's extensive shopping, entertainment and leisure facilities are within easy walking distance.

Photographs are as previously furnished. EPC Rating: D

## ACCOMMODATION AND AMENITIES:

4 RECEPTION ROOMS, KITCHEN, PRINCIPLE BEDROOM WITH DRESSING ROOM & ENSUITE BATHROOM, 4 FURTHER BEDROOMS, 3 FURTHER BATHROOMS, STUDY/DRESSING ROOM, UTILITY ROOM, COMMUNAL GARDENS, GREAT TRANSPORT LINKS.

**RENTAL PRICE: £4,500 per week**





Approximate Gross Internal Area  
 Lower Ground Floor = 893 sq ft / 83 sq m  
 Ground Floor = 915 sq ft / 85 sq m  
 First Floor = 915 sq ft / 85 sq m  
 Second Floor = 926 sq ft / 86 sq m  
 Third Floor = 893 sq ft / 83 sq m  
 Total = 4542 sq ft / 422 sq m  
 Vaults = 269 sq ft / 25 sq m



Lower Ground Floor



Second Floor



Third Floor



Ground Floor



First Floor

