



Park Square West, Regent's Park NW1

**ARLINGTON**  
RESIDENTIAL

A Grade I listed period property providing circa 6,829 sq ft / 634.4 sq m of accommodation. This John Nash designed house overlooks the exquisite Park Square Gardens and features a private patio garden and connected mews house with a large garage. The house features period detailing such as full height sash windows, tall ceilings, fireplaces and cornices.

Overlooking the private six acre Park Square Gardens, the residence occupies a prominent position in a highly sought-after location within easy walking distance of Marylebone High Street and the West End.

**Guide price: £10,950,000**

**Tenure: Leasehold:** approximately 145 years remaining

**Service charge:** £7,450.94 per annum, paid half-yearly; next review date unknown. You or your advisors make your own inquiries.

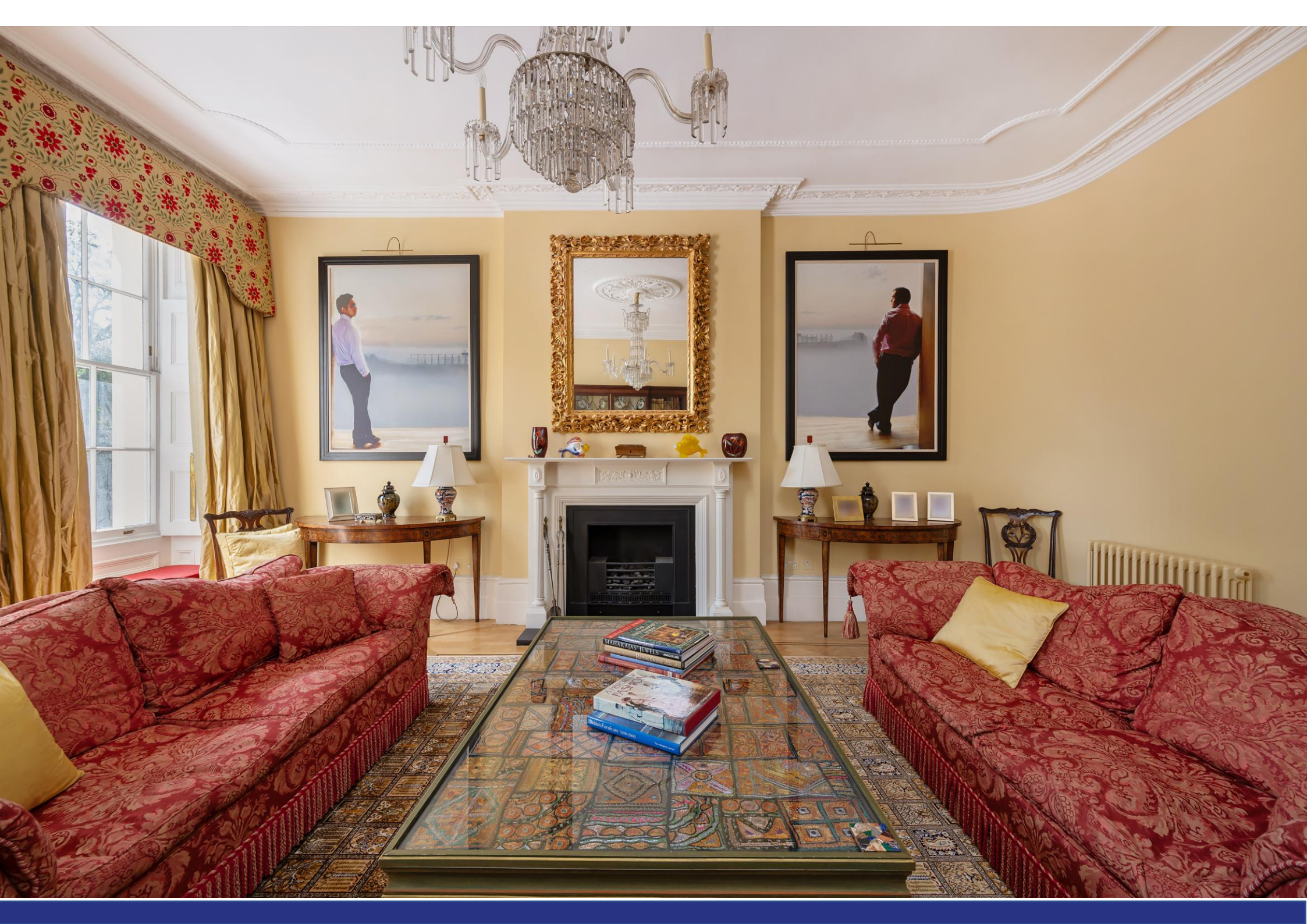
**Ground rent:** £3,000 per annum, reviewed every 25 years; next review date unknown.

**Local authority:** City of Westminster

**Council tax band:** H

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# Park Square West, NW1

Approximate Area = 625.7 sq m / 6735 sq ft

(Including Wine Cellar)

Outbuildings = 10.0 sq m / 108 sq ft

Total = 635.7 sq m / 6843 sq ft

Including Limited Use Area (8.1 sq m / 87 sq ft) and Garage



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.