



## Park Village West, Regents Park, NW1

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**£4,500,000**

### Features

- ✓ Three double bedrooms all with en-suite bathroom/shower rooms
- ✓ Stunning reception room
- ✓ Impressive dining room
- ✓ Bespoke fitted study
- ✓ Fully fitted and equipped kitchen opening onto rear garden
- ✓ Guest cloakroom
- ✓ South facing rear garden

wide range of recreational facilities, including the Zoological Gardens, the open air theatre, Queen Mary's Gardens, the boating lake and tennis courts. The nearest Underground stations are Great Portland Street (Circle, District, and Metropolitan Lines), and Camden Town (Northern Line), both of which are 0.8 miles and 0.5 miles away, respectively. The C2 bus stops directly outside the crescent, and travels via Bond Street and Berkeley Square to St James's and Victoria. No service charge, ground rent £1,000 per annum, Lease 131 years from 25th December 2001, therefore 108 years remaining. A director of Naylius McKenzie has an interest in this property. Sole agent.

Chain Free.

Private security gated front garden that cannot be seen from the road



3 Bedrooms



2 Receptions



3 Bathrooms



Residents car parking permit available to purchase from local authority



Front & Rear Garden