

# GLOUCESTER LODGE



REGENT'S PARK

LONDON NW1





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**ONE OF REGENTS PARKS MOST DESIRABLE HOMES, SET BEHIND A LARGE AND UNIQUE PRIVATE CARRIAGE DRIVE.**

This elegant property features magnificent principal reception rooms, spectacular views over Regent's Park, a private walled rear garden, with a separate self-contained Mews House.

The property measures circa 7,000 square feet with planning consent for major alterations including the installation of a six person lift in the house and the construction of a link between the main house and the mews.

This exceptional property is situated on the North Eastern boundary of Regent's Park's outer circle, providing easy access to both The City and The West End.

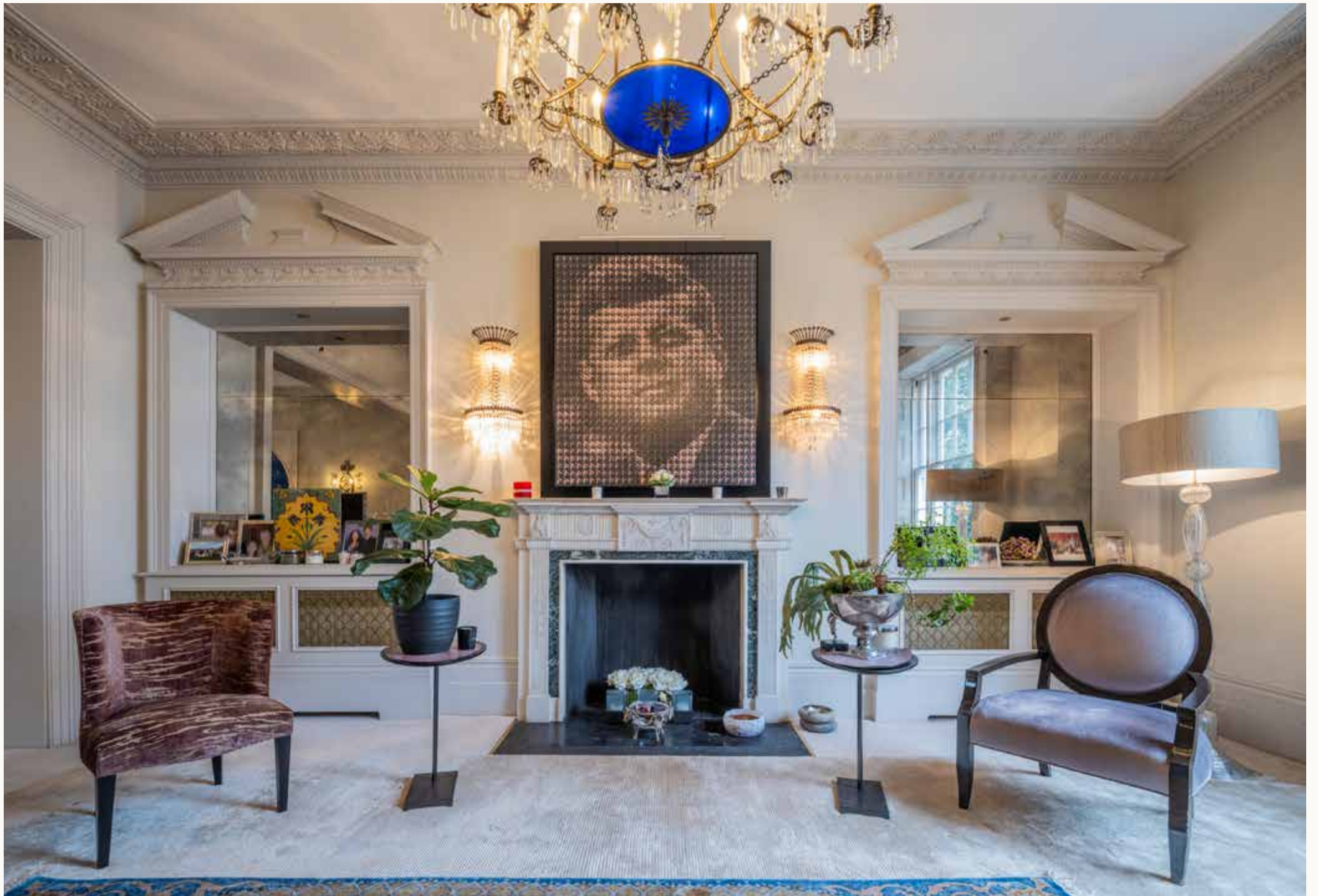














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## AMENITIES

- Study
  - Utility Room
  - Wine Cellar
  - Gym
  - Mews
  - Balcony / Terrace
  - Garden
  - Driveway / Off Street Parking
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**TERMS**

TENURE Leasehold approximately 140 years remaining

EPC RATING D

COUNCIL TAX Band H

LOCAL AUTHORITY London Borough of Camden

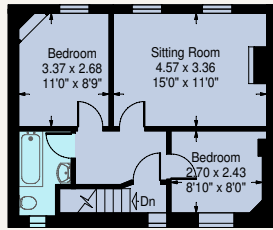
GUIDE PRICE £16,950,000

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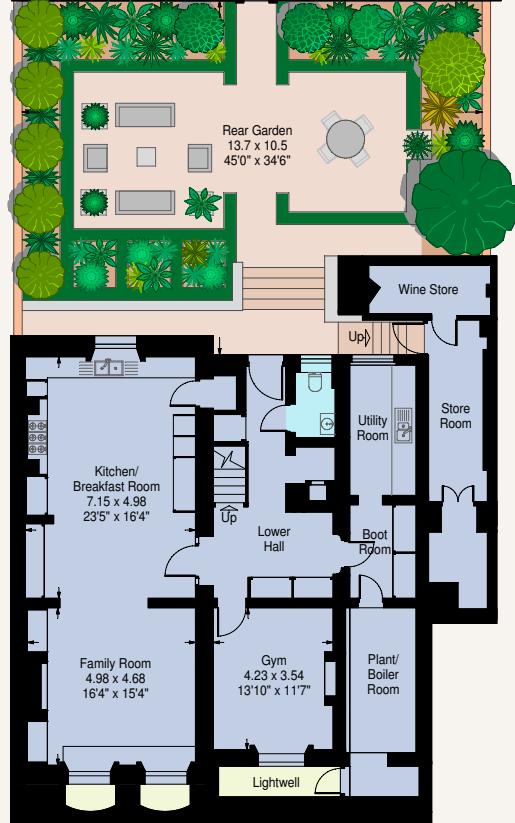
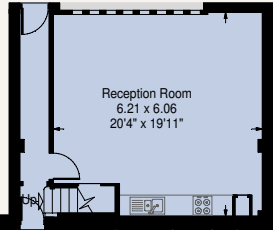




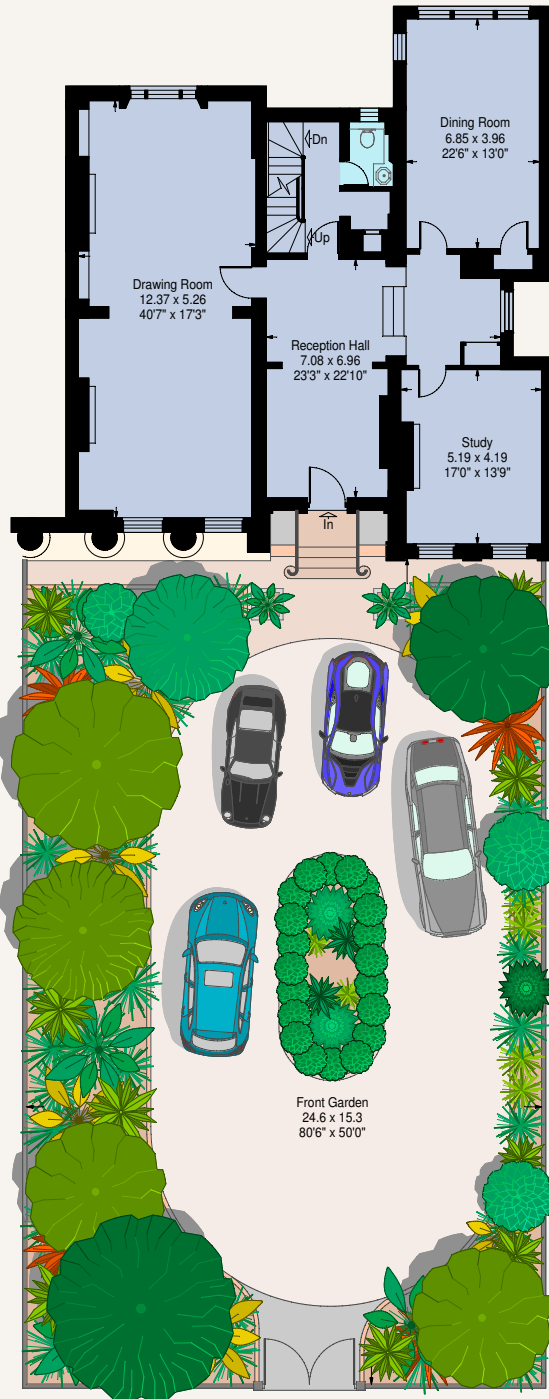
Mews House



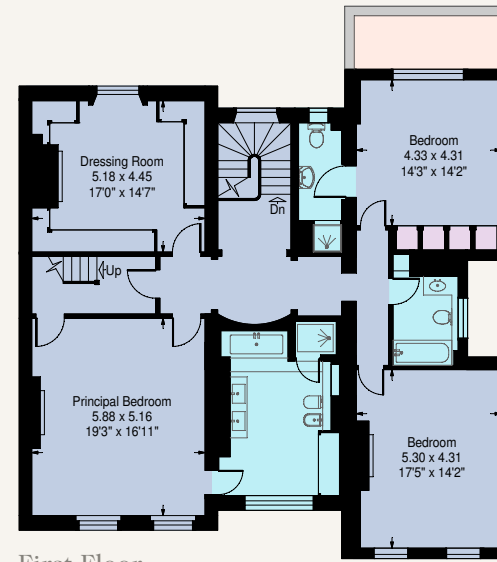
First Floor



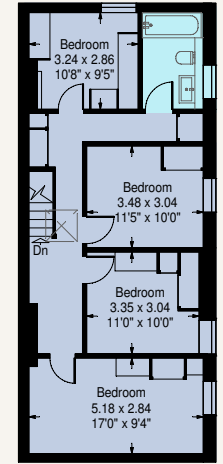
Lower Ground Floor



Ground Floor



First Floor



Second Floor



EXISTING FLOORPLAN



Approximate Gross Internal Area  
 House 572.5 sq mts (6,162 sq ft)  
 Mews House - 87.5 sq mts (942 sq ft)  
 Total - 660.0 sq mts (7,104 sq ft)