



Gloucester Lodge, Regent's Park, London, NW1



020 7402 9494

One of Regents Parks most desirable homes, set behind a large and unique private carriage drive.

An outstanding Grade I Listed Nash Villa set behind an unusually large carriage drive providing parking for up to eight cars. This elegant residence features magnificent principal reception rooms, the majority of which afford spectacular views over Regent's Park. It additionally benefits from a private walled rear garden and a separate self-contained Mews House. The house has been granted planning permission for the rear extension and increase the lower ground floor to 10,000 sq ft.

Gloucester Gate is situated on the North eastern boundary of Regent's Park's outer circle, being approximately half a mile north of The Marylebone Road (A40) providing easy access to both The City and The West End.

Principal Bedroom with Dressing Room & EnSuite Bathroom, 6 Further Bedrooms, 2 Further Bathrooms, Shower Room (En Suite), Reception Hall, Fully Fitted Kitchen/Breakfast Room, 40ft Intercommunicating Drawing Room with High Ceilings, Dining Room, Family Room, Study, Gym, 2 Guest Cloakrooms, Separate Mews House with Bedroom, Bathroom, Kitchen and Sitting Room.

Private Walled Rear Garden, Double Garage, Carriage Driveway providing parking for up to 8 Cars, Utility Room, Boot Room, Store Room, Wine Store, Plant/Boiler Room.

**Tenure:
Leasehold 142 Years**

**Asking Price:
£20,000,000 Subject to Contract**

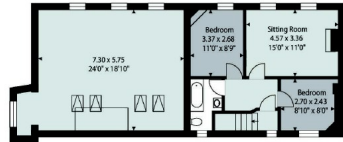




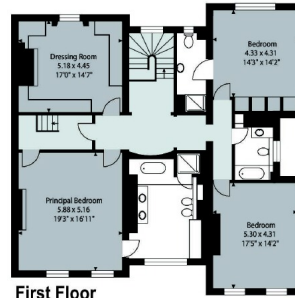
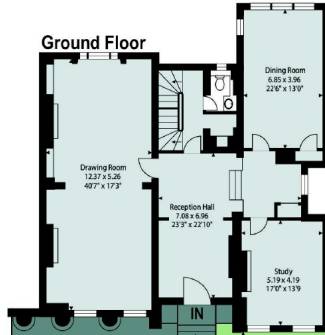
REGENTS PARK
 Mews House: 1,993 Sq.Ft / 185.2 Sq.m
 Approximate Gross Internal Area
 8,156 Sq.Ft / 757.7 Sq.m



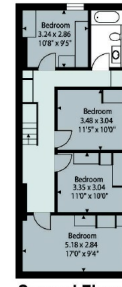
First Floor



Ground Floor

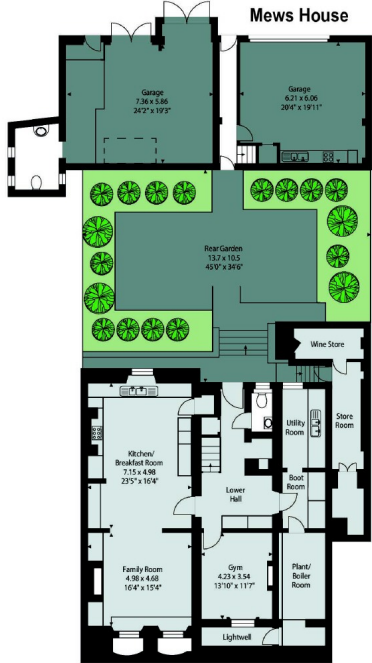


First Floor

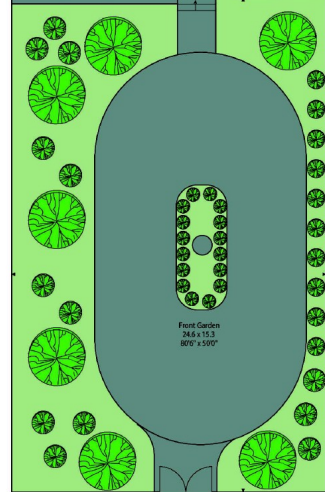


Second Floor

Mews House



Lower Ground Floor



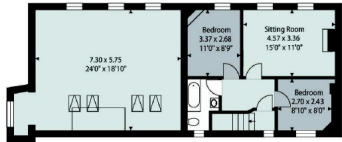
Measurements are approximate, not to scale



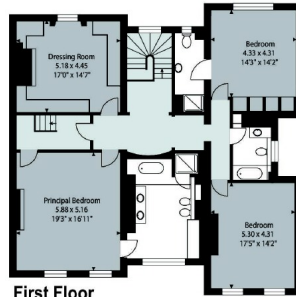
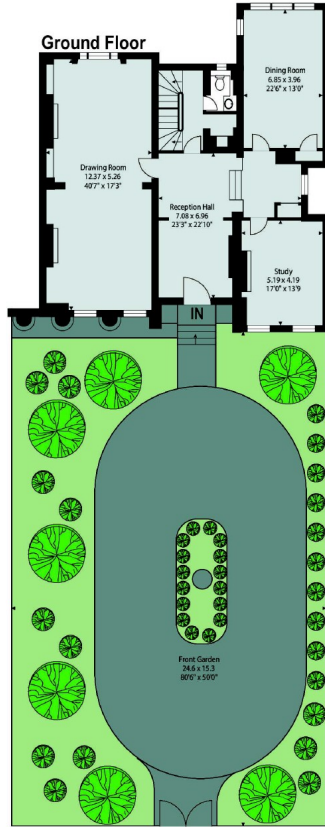
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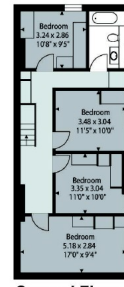
First Floor



Ground Floor

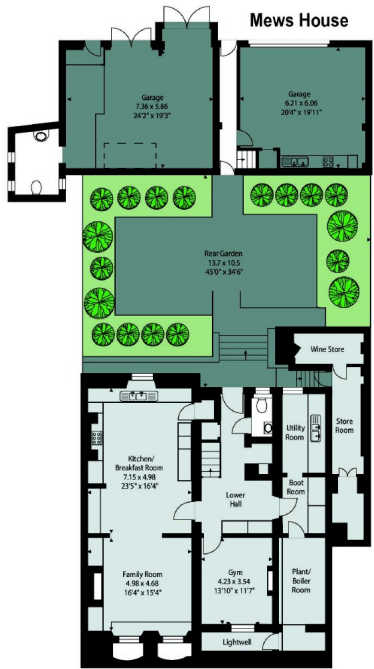


First Floor



Second Floor

Mews House



Lower Ground Floor

Measurements are approximate, not to scale

