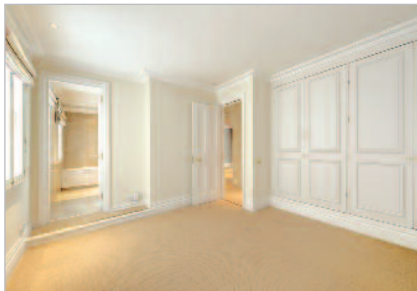


London NW1 4 Cambridge Gate, Regent's Park, London NW1 4JX

- **A Leasehold Grade II Listed Triplex Apartment**
- Comprising Six Bedrooms, Three Reception Rooms, Three Terraces and a Garage
- Extending (GIA) to Approximately 584 sq m (6,283 sq ft)
- Located in one of the most Prestigious and Sought After Terraces in the Crown Estate and opposite Regent's Park
- Possible potential to Reconfigure subject to obtaining all necessary consents

Vacant

On the instructions of V Liddell MRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



To View

Please contact Allsop by sending an email to roseanna.eden@allsop.co.uk with the subject heading 'Viewing - Lot 50'.

Joint Auctioneer

Sandfords (Ref: James Light).
Tel: 0207 723 9988.
Email: james.light@sandfords.com

Seller's Solicitor

Messrs Dentons (Ref: Conny Lennox).
Tel: 0207 320 3708.
Email: conny.lennox@dentons.com

Long Leasehold Apartment



Tenure

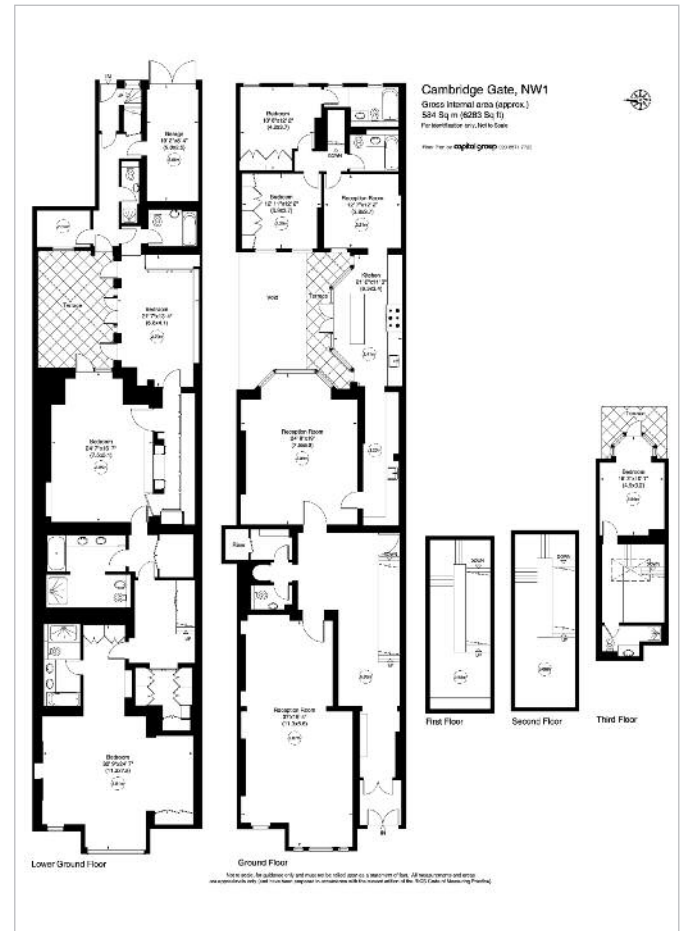
Leasehold. The property is held on a lease for a term of 150 years (less 10 days) from 5th July 1993 (thus having approximately 125 years unexpired) at a current ground rent of £2,200 per annum.

Location

The property is peacefully situated within an imposing Grade II listed terrace, positioned on the favoured southern side of Regent's Park and within close proximity to the amenities of Marylebone Village and St John's Wood. Regent's Park boasts elegant properties of a scale and luxury rarely found in many other parts of London, the majority enjoying views over the 410 acres of glorious parkland with boating lake, lawns and rose garden. London Underground services run from Great Portland Street (Circle, Hammersmith & City and Metropolitan Lines) and Regent's Park (Bakerloo Line) Station approximately 0.3 miles to the south. London Euston, London King's Cross and St Pancras International Rail Stations are also close by to the east. The A501 is easily accessible, providing access to the A41 to the north and A40 to the west.

Description

The property comprises a magnificent and spacious triplex apartment arranged over lower ground, ground and three upper floors which extends (GIA) to approximately 584 sq m (6,283 sq ft). The property benefits from its own private entrance, courtyard garden, integral garage, portage and views of Regent's Park.



The property features high ceilings in the reception and dining rooms, ideal for entertaining, whilst providing balanced and versatile bedroom accommodation.

Accommodation

Lower Ground Floor – Master Bedroom with En-Suite Bathroom, Dressing Room, Two Further Bedrooms, Bathroom, Shower Room, Terrace, Garage, Further Room

Ground Floor – Entrance Hall, Three Reception Rooms, Kitchen, Two Bedrooms (one with En-Suite Bathroom), Further Bathroom, Separate WC with wash basin, Terrace

First Floor – Landing

Second Floor – Landing

Third Floor – Bedroom, Shower Room, Terrace

Planning

Local Planning Authority: Camden Council.
Tel: 0207 974 4444.

The property may afford possible potential to reconfigure, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

