

ROKSTONE



Park Crescent Regent's Park

An outstanding 2 bedroom apartment featuring its own private entrance on the door step to 395 acres of the beautiful Royal Regent's Park Flat 11 at No 28 is part of the one and only new build Grade 1 Listed Buildings in London, the property has been enhanced and presented turnkey by Nuhu developments. The imposing regency period crescent gives a prelude to the grand proportions of the residences contained inside. It's neoclassical and picturesque style widely recognised as a true architectural masterpiece.

The majestic building was commissioned in 1820 by Prince Regent (later King George IV) to house his family and friends. Designed by John Nash it is a triumph in style and substance. The west side of the crescent incurred bomb damage during WWII, working closely with national heritage the structure and facade have now been completely rebuilt incorporating the finest residential amenities available to owners. The developments amenities include 24 hour security and concierge, valet parking, residence library, leisure facilities, dedicated storage, secure underground car parking, meeting rooms and private gardens. Arranged over two levels, Flat 11 provides the perfect mix of entertaining and practical living space. 4.2 meter floor to ceiling height on the reception level bestow breath taking grandeur and volume, while the bedroom level provides 2 inviting and relaxing suites. Nuhu have made significant enhancements to the property with clever use of materials, bespoke joinery and technology, resulting in it being finished to a standard unrivalled in the development.

Price £5,950,000



5 Dorset Street London W1U 6QJ

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<https://www.rokstone.com>

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Approx. Gross Internal Area 1954 Sq Ft - 181.53 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)		85	85
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: 999

Service Charge: £21,231.04PA

Ground Rent: £1,500PA

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