

**CAMBRIDGE GATE**

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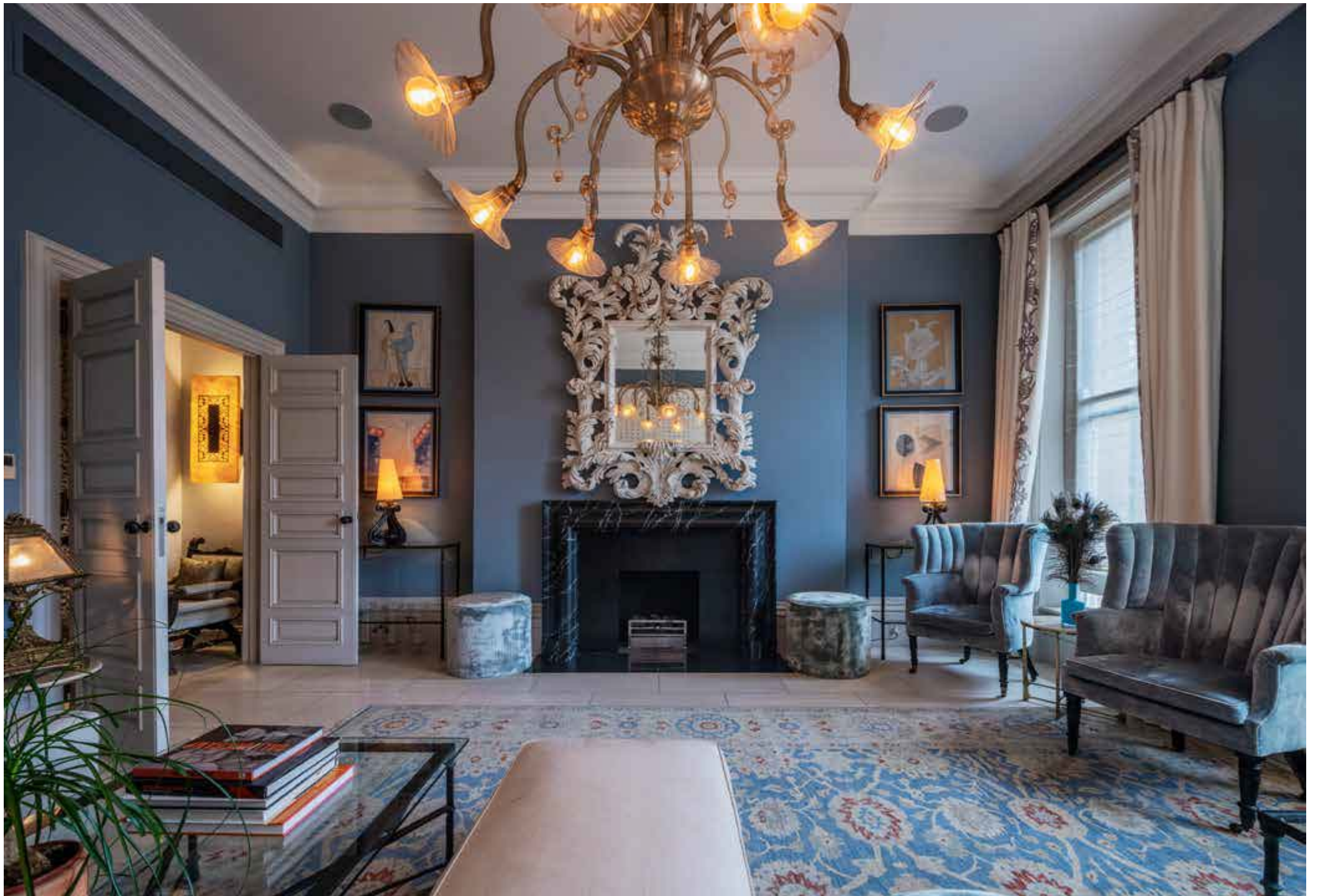
**REGENTS PARK**

**AN ELEGANT, FIVE  
BEDROOM, DUPLEX  
APARTMENT IN REGENT'S  
PARK LOCATED IN ONE  
OF THE MOST EXCLUSIVE  
ADDRESSES IN THE  
CROWN ESTATE.**

This duplex apartment situated within a handsome French second empire style terrace built c. 1875, located opposite Regent's Parks 487 acres of royal parkland and gardens.

The property consists of a reception hall, cloak room & WC, drawing room, family room, kitchen/breakfast room, study principal bedroom suite with dressing room and bathroom, as well as 4 further bedrooms (Three of which have en suite facilities), gym & sauna, utility room, garage, landscaped patio garden.









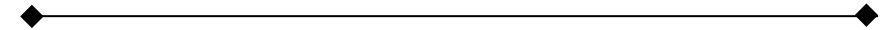


## LOCATION

Cambridge Gate can be found on the Eastern side of Regent's Park's outer circle, between Park Square East and Cambridge Terrace.

Regent's Park itself offers a 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 and Metropolitan Lines), which is approximately 300 metres walk, and Regent's Park (Bakerloo Line) which is also within approximately 300 metres walk.



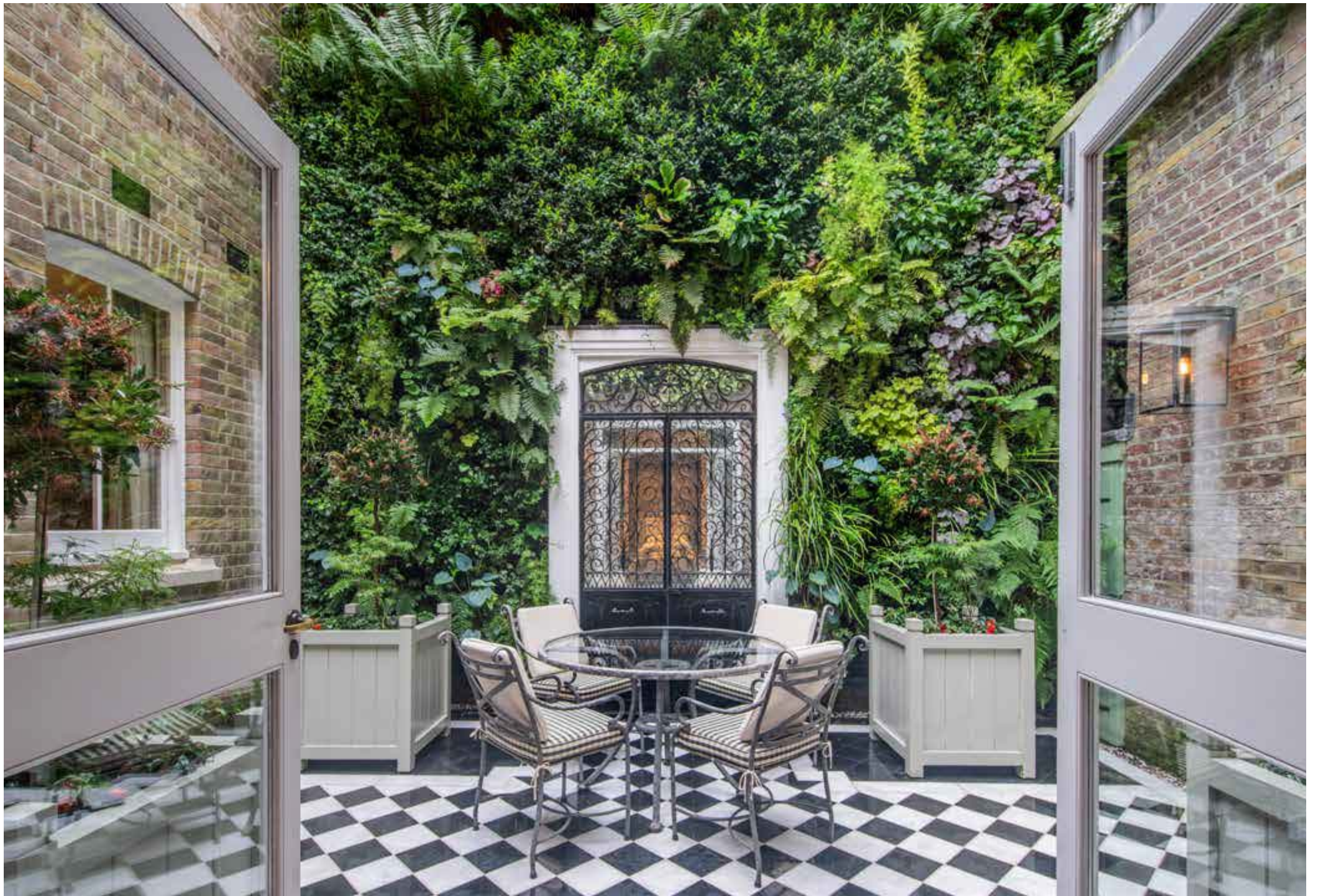
















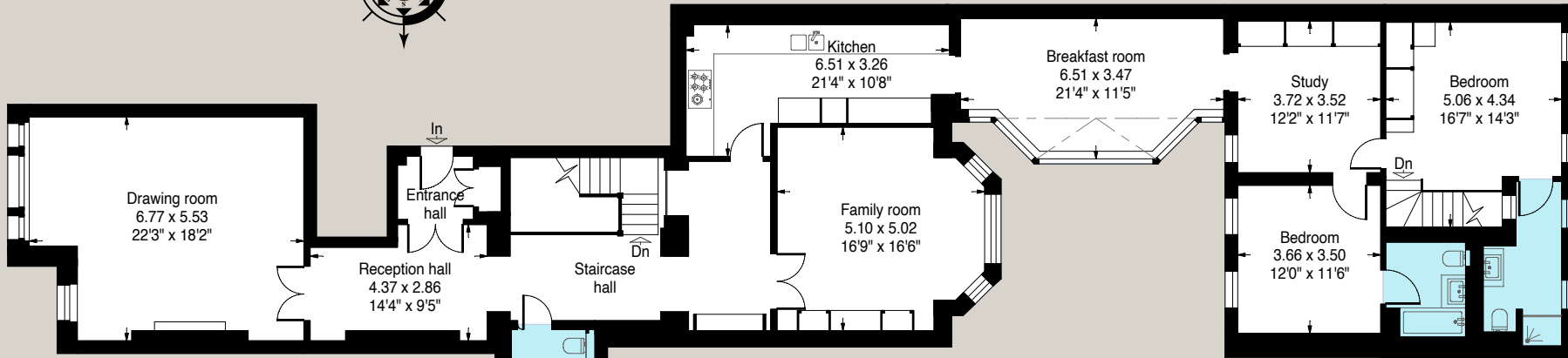
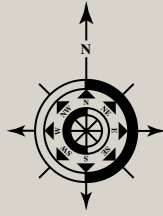
## KEY FEATURES

- Grand reception rooms
- Beautiful landscaped patio garden
- Access to Park Square Communal Gardens
- Mews access to rear
- Residents parking
- 24 hour porter

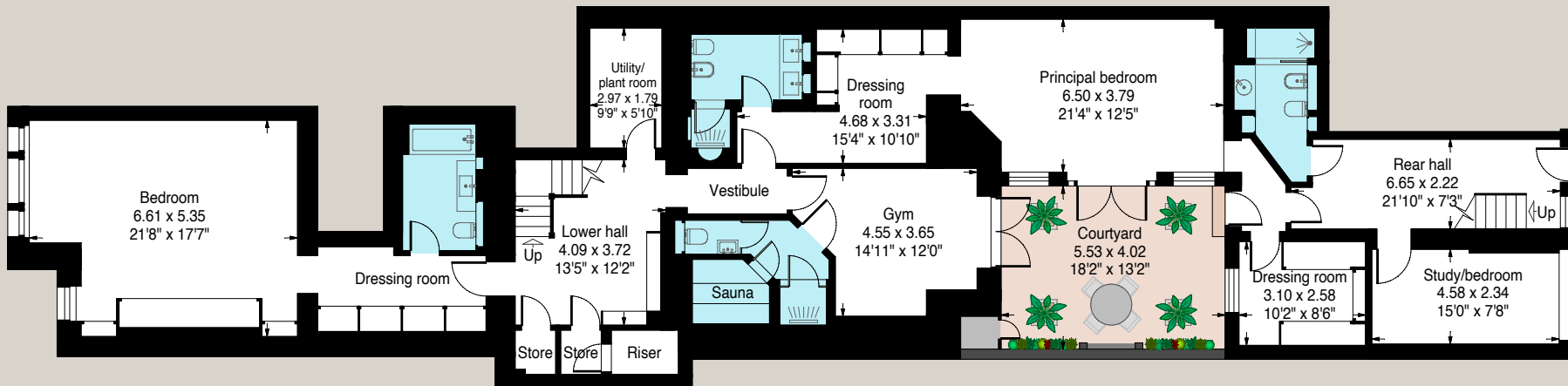
## TERMS

TENURE Leasehold, approximately 122 years remaining  
LOCAL AUTHORITY London Borough of Camden  
PRICE £9,250,000

Gross internal area (approx.)  
407.7 sq mts (4,388 sq ft)



Ground Floor



Lower Ground Floor

**IMPORTANT NOTICE**

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



**ASTON CHASE**

**020 7724 4724**