

PARK VILLAGE WEST, REGENT'S PARK, LONDON  
£1,890 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Excellent 4-Bedroom House with Garden Near Regent's Park.

This bright and spacious double-fronted Regency house offers over 1,900 sq ft of refined living space. The property currently features three bedrooms, with the option to create a fourth, along with two bathrooms, two reception rooms, a formal dining room, and a generous eat-in kitchen, all thoughtfully designed for both comfort and style.

Additional benefits include a private garden, guest cloakroom, and three cellar vaults, providing ample storage and flexibility.

Located just moments from Regent's Park, one of London's most prestigious and picturesque green spaces, residents can enjoy beautiful open parkland, scenic walking trails, and renowned attractions such as the Queen Mary's Rose Gardens and the Open Air Theatre. The area also offers easy access to the cultural and shopping destinations of Marylebone, Fitzrovia, and the West End, with a wealth of boutique stores, fine dining restaurants, and stylish cafés.

Excellent transport links are available at Great Portland Street Station (Circle, Metropolitan, and Hammersmith & City lines), as well as Regent's Park and Baker Street stations, ensuring seamless connectivity across London.



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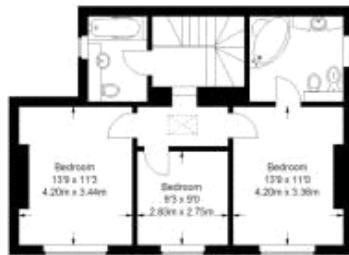
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## Park Village West

Approximate Gross Internal Area  
1843 sq ft / 172 sq m



First Floor = 628 sq ft / 56.8 sq m



Lower Ground Floor = 587 sq ft / 52.8 sq m

Raised Ground Floor = 873 sq ft / 62.5 sq m



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>77</b>
(55-68)	<b>D</b>	
(39-54)	<b>55</b>	
(21-38)	<b>E</b>	
(1-20)	<b>F</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

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