



**Park Village West**  
REGENT'S PARK NW1

# Set in one of London's most sought after locations, this Grade II\* listed, double-fronted villa is a rare Nash-designed masterpiece.

Lying within Park Village West — a quiet, leafy enclave on the eastern edge of Regent's Park — this exceptional home pairs classical architectural heritage with imaginative, design-led interiors. Designed by John Nash and completed in 1823, the villa has been in the same ownership since 2007 and underwent a complete architect-led restoration by award-winning Belsize Architects between 2010 and 2011. Works included the creation of a remarkable new sub-basement studio beneath the garden — an engineering achievement now virtually impossible under current Camden planning restrictions. The original basement floor was also lowered by approximately 30cm to create full-height ceilings. A further comprehensive refurbishment in 2019 introduced LED lighting throughout, Lutron systems, and electric blinds on the lower-ground floor.

Arranged over four storeys, the home offers a beautifully resolved blend of classical elegance and contemporary design. The lower levels are strikingly modern, while the upper floors retain refined period details and the graceful proportions characteristic of Nash's work. At the heart of the lower-ground level, a dramatic glass-box extension links the reconfigured kitchen to a landscaped terrace; crowned by an expansive glass roof and grounded with etched-glass flooring, this space floods the interior with natural light and creates a bold visual counterpoint to the traditional rooms above.







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There are three reception rooms, each featuring remote-controlled Chesney fires, alongside an open-plan kitchen and a glass-enclosed dining area overlooking the courtyard garden. The kitchen flows seamlessly into a conservatory where full-height glazing dissolves the boundary between indoors and out. The house offers three bedrooms and three bathrooms, including a generous principal suite. On the lower ground floor, the third bedroom is currently arranged as a bespoke cinema/studio with underfloor heating sits alongside a secure room with a built-in safe tucked beneath the stairs.

The fully waterproofed vaults — fitted with power, heating, lighting and TV connections — currently house the boiler and data room, a utility room, and a gym/wine store. Highly versatile, they are equally suited to home-office use or creative studios. Additional features include original working window shutters on the ground floor, fibre-optic broadband and state-of-the-art lighting systems, ensuring the house remains both deeply historic and perfectly attuned to modern life.

Featured on the front cover of The Times Property section and the recipient of two prestigious design awards, the villa has been widely celebrated for its thoughtful fusion of old and new. The result is a rare and beautiful home: quietly glamorous, architecturally significant and crafted for elegant contemporary living.

Park Village West is superbly positioned for the green expanses and world-class amenities of Regent's Park, including Queen Mary's Gardens, the boating lake, tennis courts and the open-air theatre. Excellent transport connections include Great Portland Street (Circle, District & Metropolitan lines), Camden Town (Northern Line) and Regent's Park (Bakerloo Line), all within striking distance. The 88 bus offers a scenic route past the BBC, Regent Street and Piccadilly, through St James's and Trafalgar Square, and onward to Westminster and Tate Britain.





Award winning design | Close to Regent's Park | LED lighting throughout | Glass box extension | Landscaped terrace

Asking Price: £4,450,000  
Tenure: Leasehold (circa 143 years)  
Ground rent: £2,000 per annum  
Local Authority: Camden  
Council Tax: Band H  
EPC Rating: D  
Parking: Residents' parking outside the house  
Broadband: Fibre optic broadband





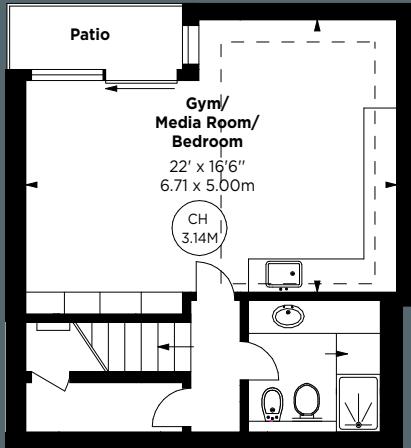


## Gross internal area

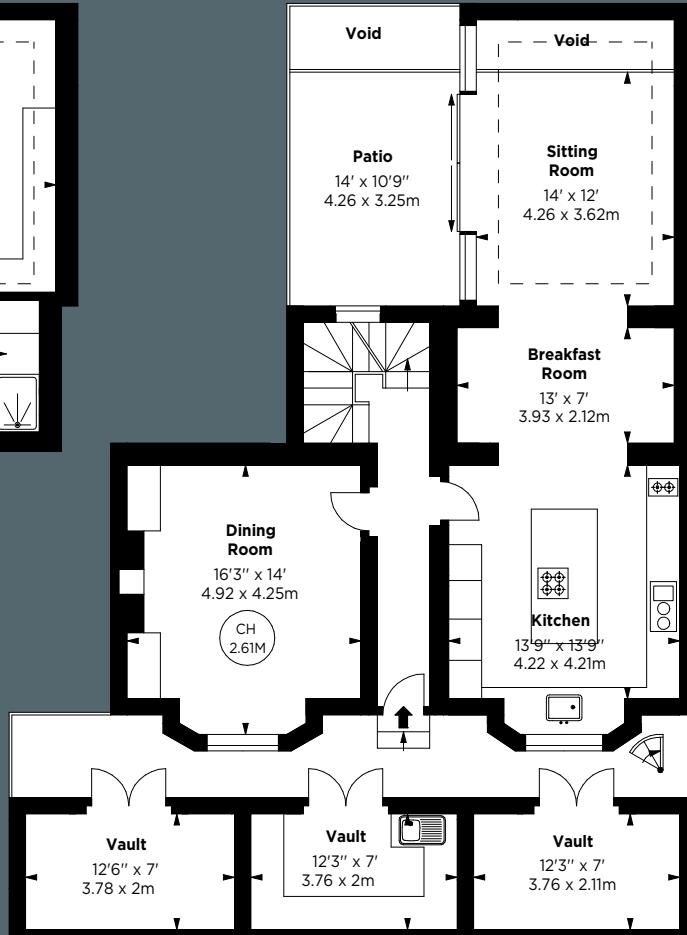
2,710 sq ft (251.78 sq m) excluding external vaults  
 Approx. vaults area 266 sq ft (24.73 sq m)  
 Total approx. gross internal area 2,976 sq ft (276.51 sq m)



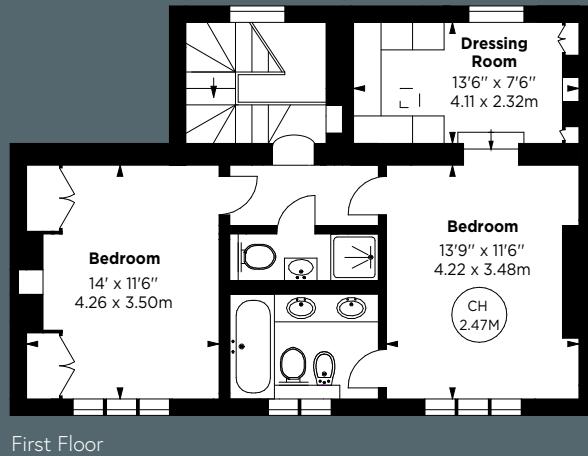
Key :  
 CH - Ceiling Height



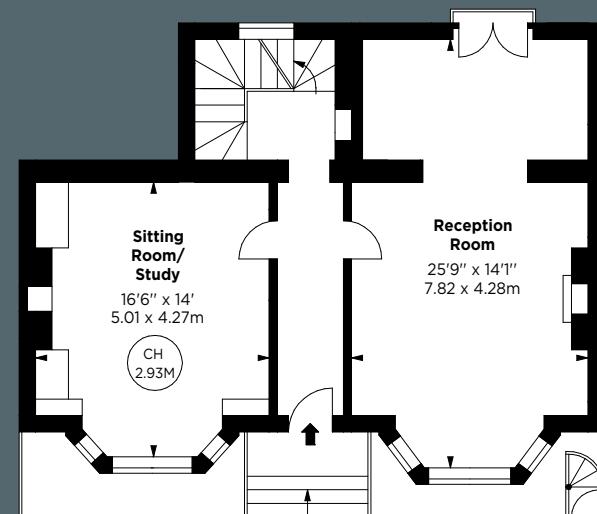
Basement



Lower Ground Floor



First Floor



Raised Ground Floor

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