



Cumberland Terrace, Regents Park NW1
£1,550,000, Subject to Contract. Leasehold.





Cumberland Terrace, Regents Park NW1

An exceptional and elegant apartment, refurbished to exacting standards, in a world-class location, with views over Regents Park and the rare advantage of a private garage..

The property is set over the ground floor in Cumberland Terrace; a fine, stuccoed Grade 1 listed neoclassical terrace which was completed in 1825 and designed by British architect John Nash - to reflect the grandeur of both its location and its occupants of the time.

20' Reception room overlooking Regents Park • bedroom • kitchen • bathroom
• communal gardens • garage

The apartment enjoys the quiet seclusion and security which accompanies living in the sought after Crown Estate property. The apartment directly overlooks central London's largest park and yet is in easy reach of the City and the West End. The location not only has the advantage of good transportation facilities nearby, but is close to the heart of some of world's finest restaurants and shops, including Marylebone, Bond Street & Regent Street which is within a mile away.

Crown Estate Lease.

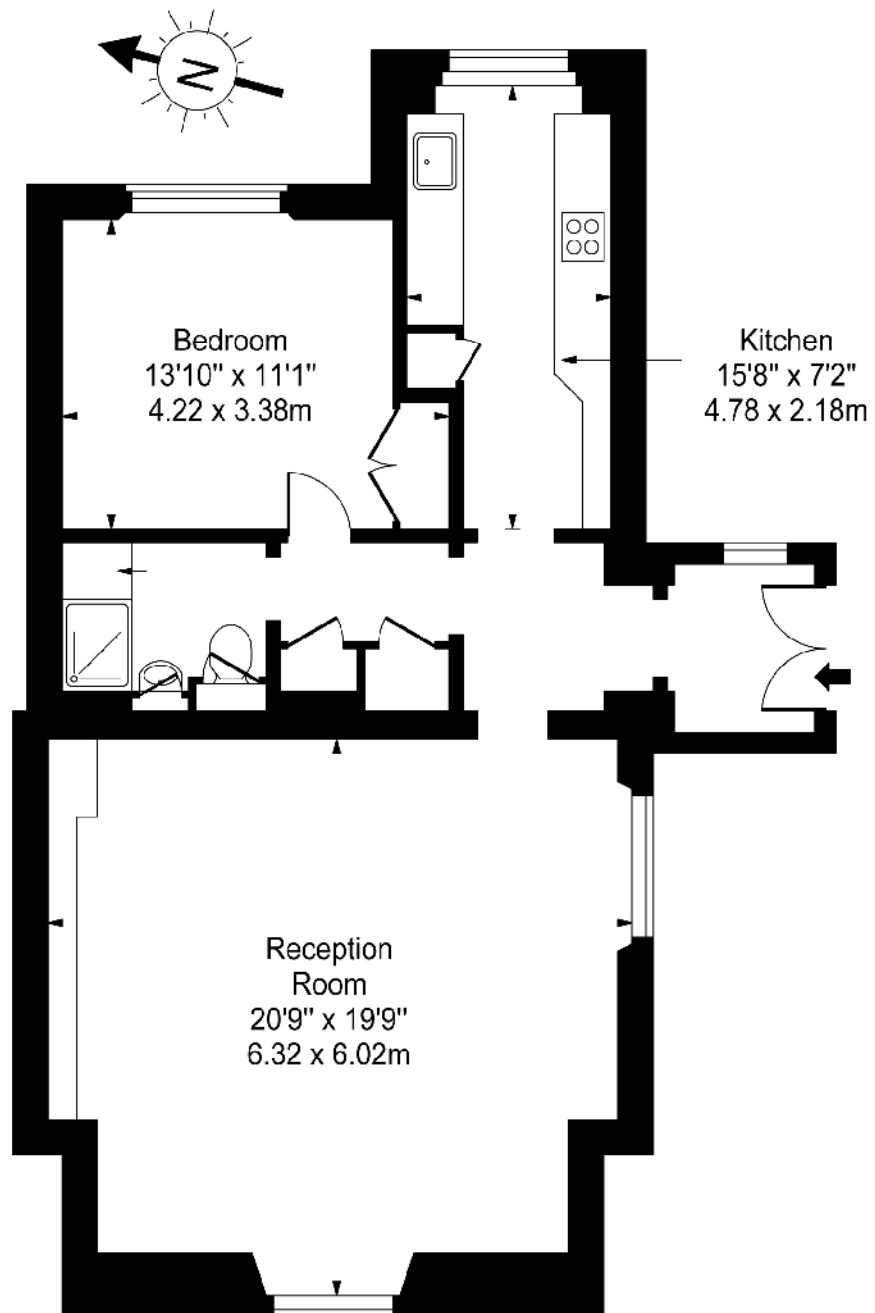
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Approx Gross Internal Area 802 Sq Ft - 74.51 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.14950

This floor plan should be used as a general outline for guidance only. 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.

Telephone 020 7794 7794



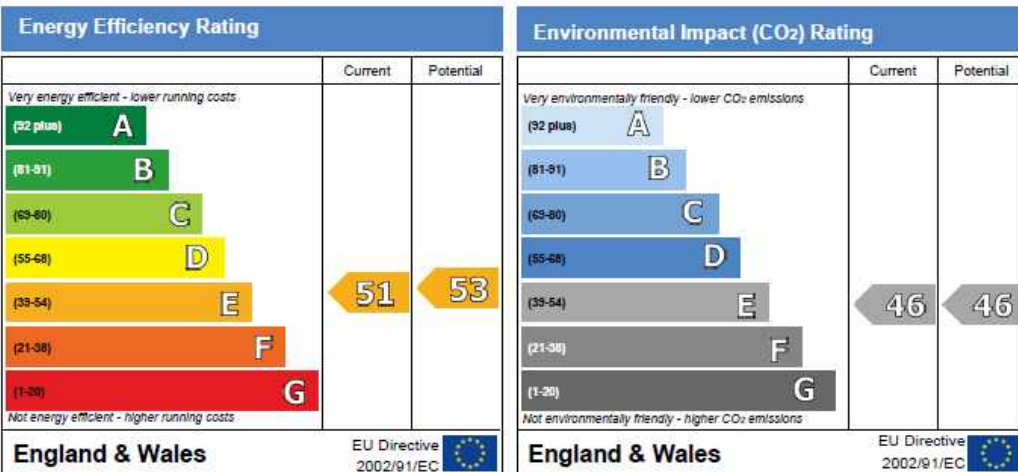
Energy Performance Certificate



Cumberland Terrace,
LONDON, NW1 4HP

Dwelling type: Mid-floor maisonette
Date of assessment: 19 March 2009
Date of certificate: 19 March 2009
Reference number: 8111-6427-5590-5931-0096
Total floor area: 71 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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 are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	421 kWh/m ² per year	413 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.8 tonnes per year
Lighting	£75 per year	£37 per year
Heating	£623 per year	£631 per year
Hot water	£133 per year	£133 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Terms

Lease	Crown Estate Commissioners Lease dated 14 June 2007, for a term from 25/03/2006 to 23/06/2112.
Service charge	£1,550 per quarter, currently, in addition to: Crown Estate maintenance: £825 per annum
Ground Rent	£375 per annum
Council tax	LB Camden - Band G

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