

THE DORIC VILLA
19 YORK TERRACE EAST, LONDON NW1



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One of the most important and historic houses in Regent's Park.

A pair of original, Grade I listed houses built by John Nash circa 1821.

Occupying a prominent position in this prestigious residential address, this home has been owned by the same family since 1976.

This magnificent stucco house fronted by Doric columns is arranged over lower ground, ground and two upper floors and currently comprises approximately 6,100 square feet. It retains stunning period features including a beautiful cantilevered staircase, fireplace and mahogany doors.

Consent was granted in 2010 to substantially extend the house to approximately 10,560 square feet.





EXISTING DRAWING ROOM

Full planning permission and Listed Building Consent was recently obtained to substantially extend the house, resulting in increasing its size to approximately 10,560 square feet.





The new planning permission allows for the following accommodation:

3 RECEPTION ROOMS

LARGE KITCHEN

5 PRINCIPAL BEDROOMS WITH 4 EN SUITE BATHROOMS
AND A FURTHER BATHROOM

2 GUEST CLOAKROOMS

SWIMMING POOL COMPLEX AND GYMNASIUM

CINEMA

WINE CELLAR

2 STAFF ROOMS AND BATHROOM

DOUBLE GARAGE

OFF STREET PARKING AND A STUPENDOUS GARDEN



The rooms will be elegantly arranged over four floors as follows:

Ground Floor: Grand entrance hall, cloakroom, dining room with patio, drawing room, study, large family kitchen and garage which can be accessed through the house.

First & Second Floors: Master bedroom with dressing room and en suite bathroom, all overlooking the park, four other bedrooms with three en suite bathrooms and a further bathroom.

Lower Ground Floor: Two staff bedrooms and bathroom, service kitchen, laundry, utility room, cinema, wine store, magnificent swimming pool complex including spa, gymnasium and ancillary accommodation.

This property also has the rarity of a double garage with additional residents parking in this private road.



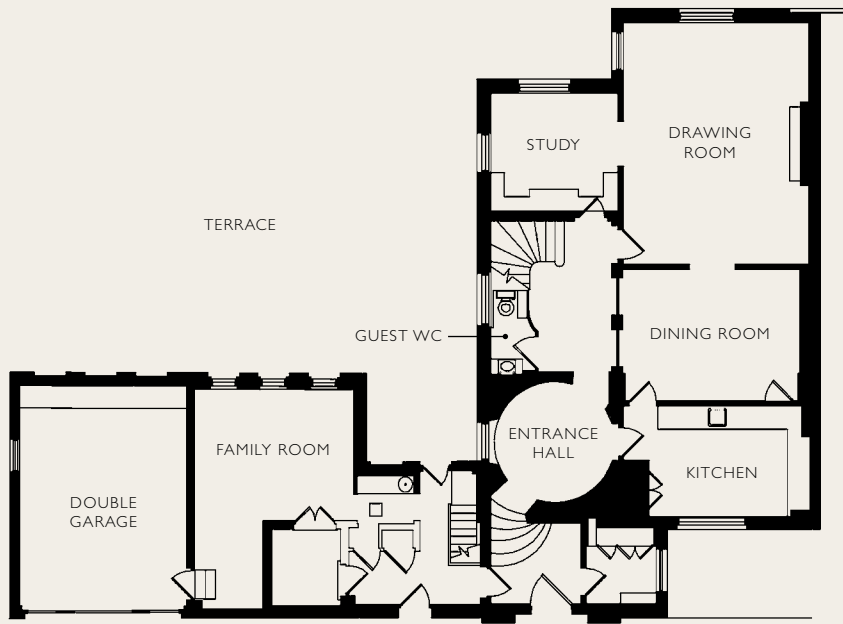
Computer generated image

PROPOSED DRAWING ROOM

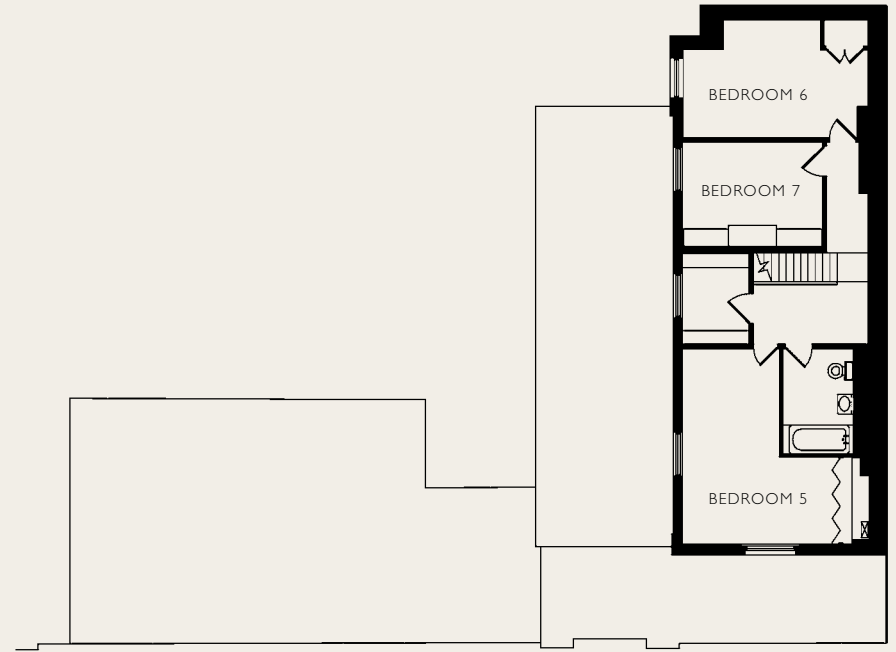


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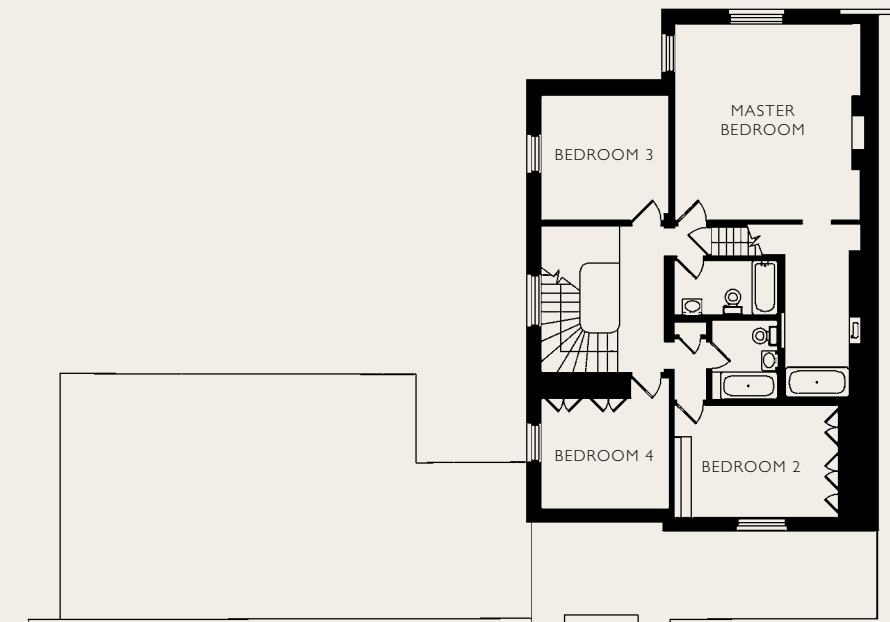
PROPOSED DINING ROOM



GROUND FLOOR

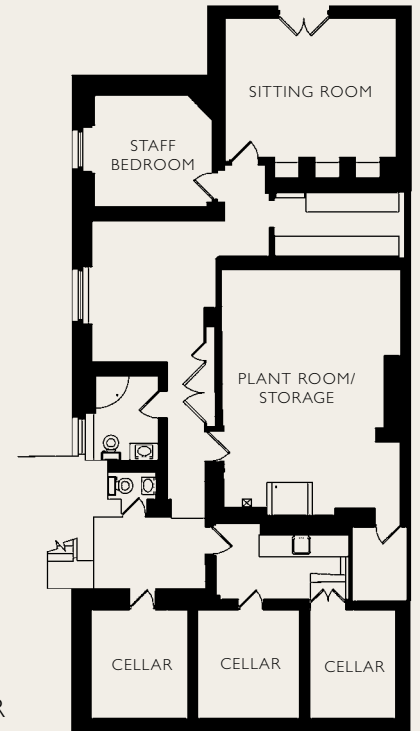
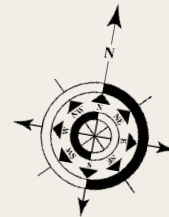


SECOND FLOOR

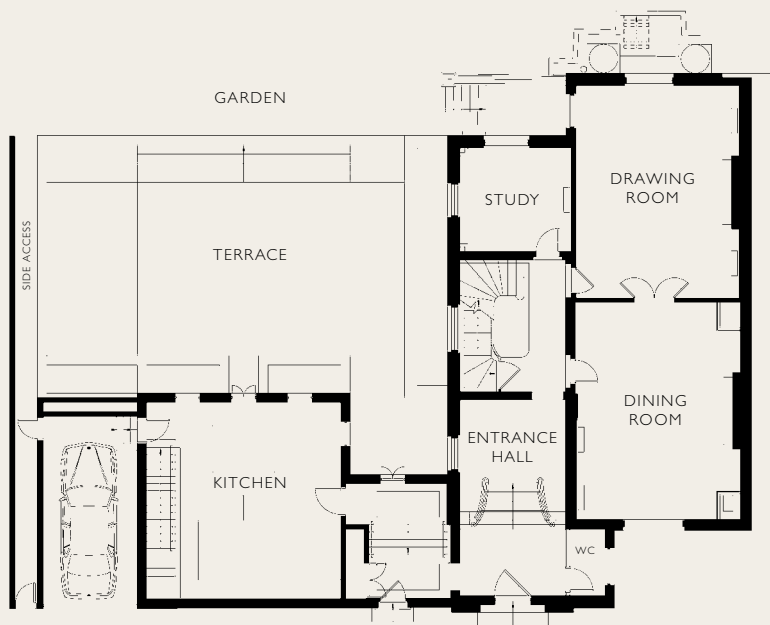


FIRST FLOOR

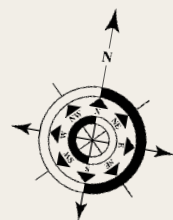
EXISTING
LAYOUT
6,100 SQ FT



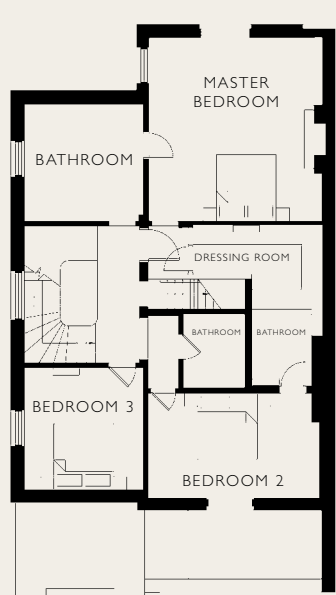
LOWER GROUND FLOOR



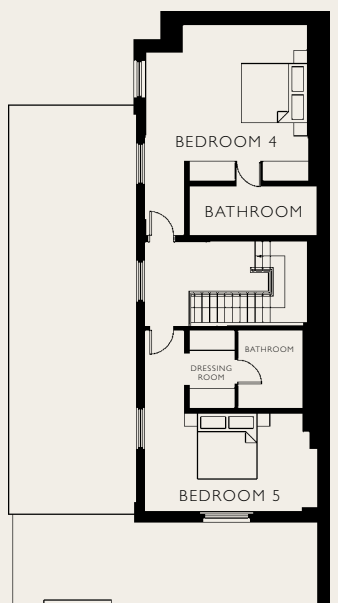
GROUND FLOOR



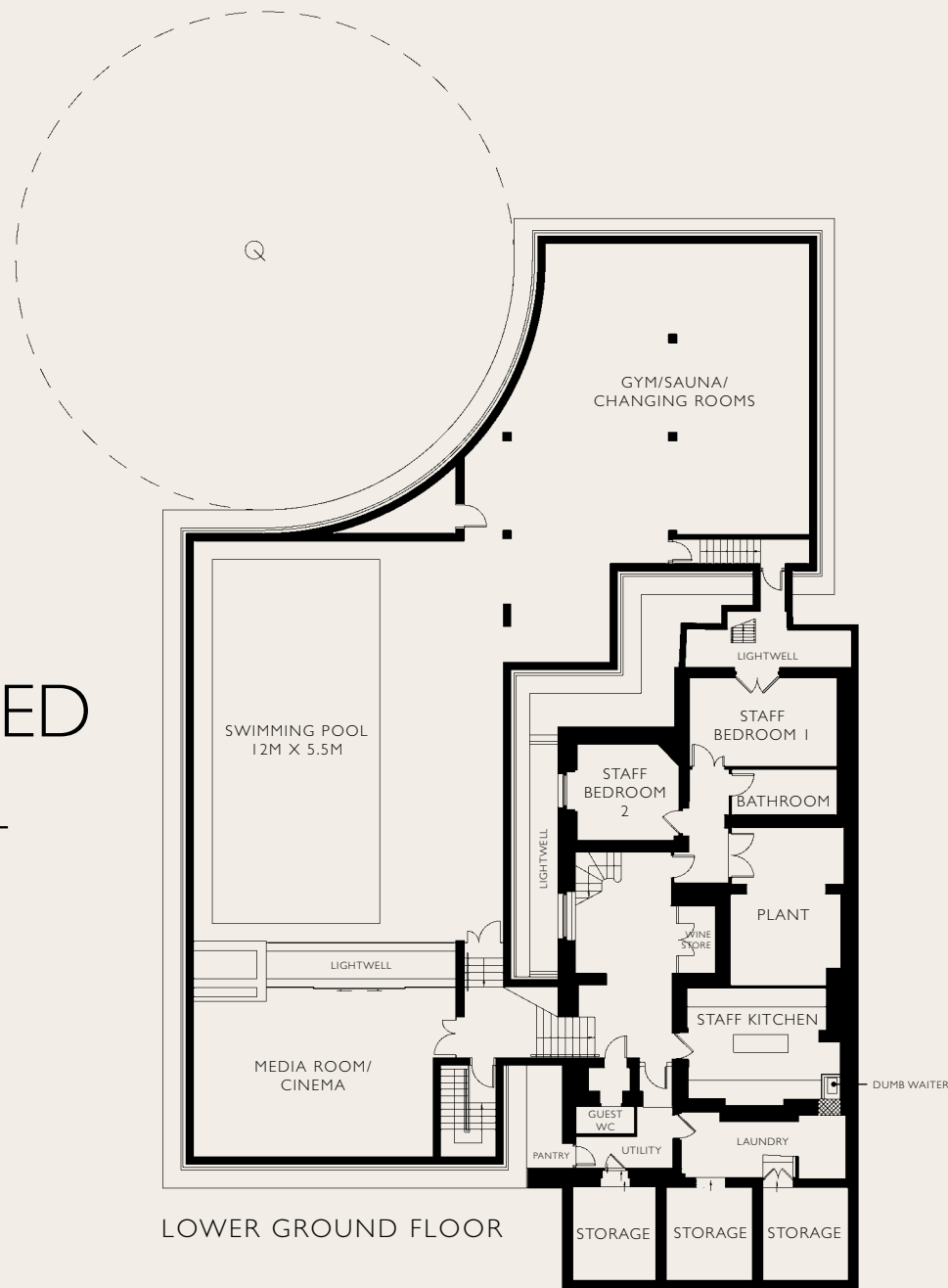
PROPOSED LAYOUT 10,560 SQ FT



FIRST FLOOR



SECOND FLOOR



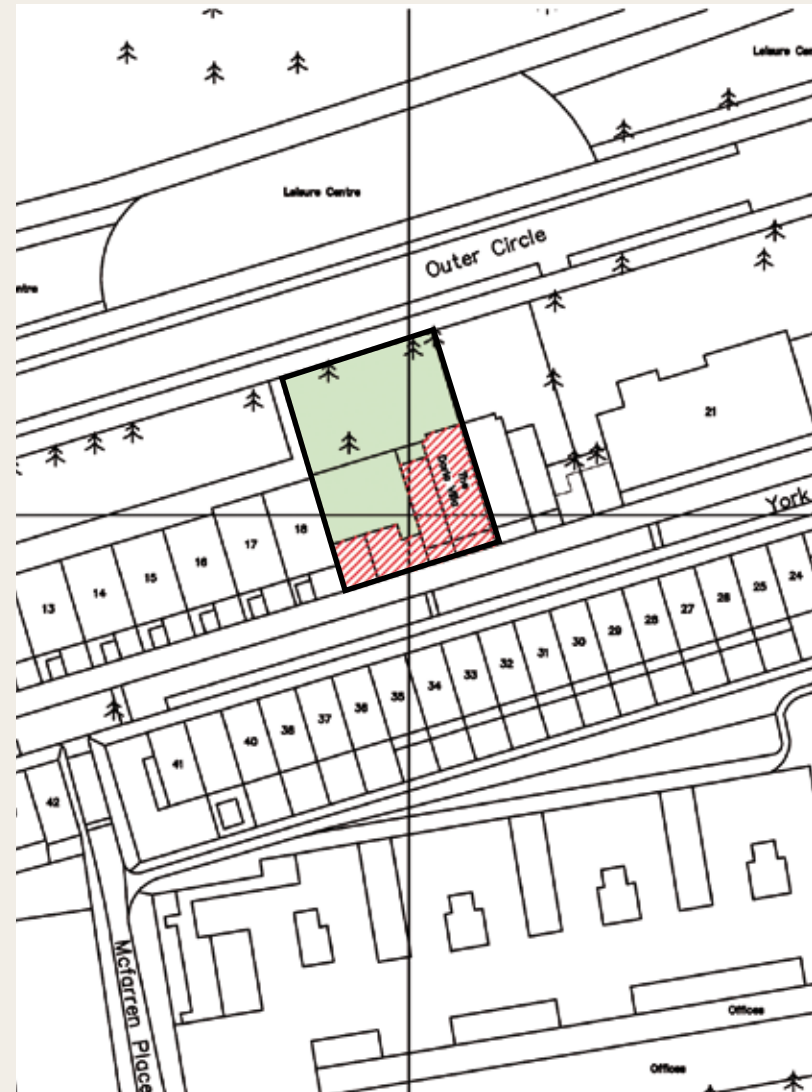


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PROPOSED LANDSCAPED GARDEN



LOCATION PLAN



SITE PLAN



Crown Lease: 148 years from
29th September 2007

Price: Upon Application



IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International and Beauchamp Estates in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. 259014

