



CLARENCE TERRACE, LONDON, NW1

£1,700 per week*

Carter Jonas

CLARENCE TERRACE, LONDON, NW1 4RD

- Three Spacious double bedrooms
- Two en-suite bathrooms
- Family shower room.
- Large Living and Dining area
- Fully fitted kitchen
- Separate utility room
- West-Facing Balcony
- Two secure underground parking spaces
- Portered
- Lift access

THE PROPERTY

Covering almost 2,000 sq. ft. the apartment's fourth floor boasts breathtaking views of Regent's Park and includes a spacious, light-filled living and dining area, a fully fitted kitchen, a separate utility room, and a shower room.

On the third floor, you'll find three generously sized double bedrooms, each offering plenty of storage, along with two en-suite bathrooms and an additional family shower room.

Notable features also include a west-facing balcony off the master bedroom, two secure underground parking spaces, a porter, and convenient lift access.

Clarence Terrace is ideally positioned on the outer circle of Regent's Park, just moments from the vibrant amenities of Marylebone High Street and within easy reach of Baker Street underground station, offering access to the Jubilee, Metropolitan, Circle, Hammersmith & City, and Bakerloo lines.

Holding deposit is 1 week's rent = £1,700 (at asking price)

Security deposit is 6 week's rent = £10,200 (at asking price £1,700pw)

Minimum Term 12 months

Council Tax Band E

For the latest information on broadband and mobile coverage, please visit [/checker.ofcom](http://checker.ofcom) for the most up-to-date details.

This beautifully presented and generously proportioned split-level apartment occupies the third and fourth floors of an impressive stucco-fronted Nash Terrace building, located within the prestigious Crown Estate and directly facing Regent's Park.



ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

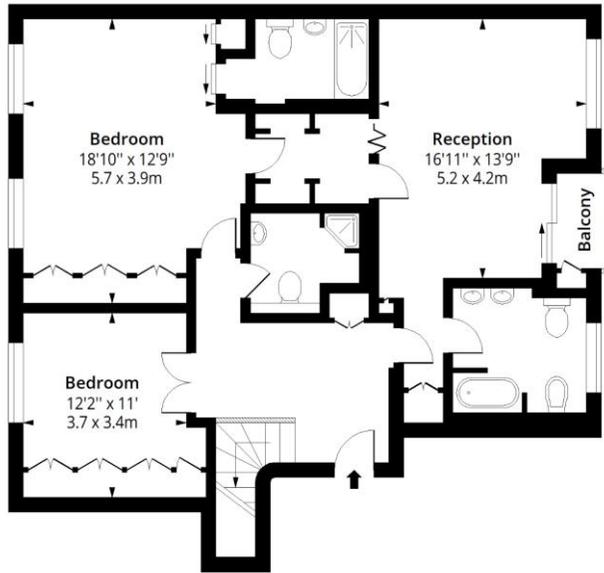
Local Authority Westminster City Council - Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



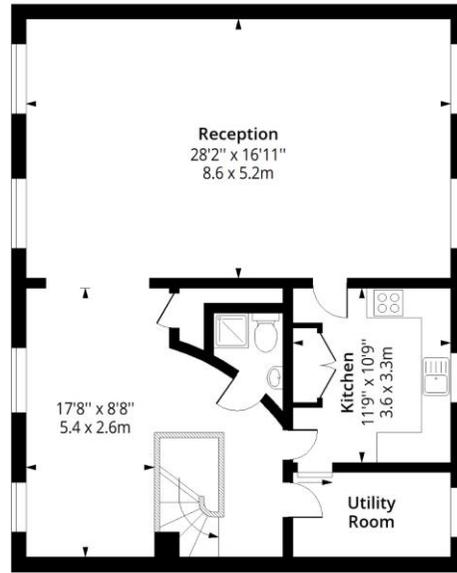
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Approx. Gross Internal Area 2066 Sq Ft - 191.93 Sq M
 Approx. Gross Balcony Area 23 Sq Ft - 2.14 Sq M



Third Floor

Floor Area 1068 Sq Ft - 99.20 Sq M



Fourth Floor

Floor Area 998 Sq Ft - 92.70 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 15/1/2025

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Classification L2 - Business Data

IMPORTANT INFORMATION

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