



# THE CLOISTER

PARK SQUARE WEST, REGENT'S PARK

£10,750,000



An elegant family house designed by the famous architect John Nash moments away from the Regents Park.

## The Cloister

106 Great Portland Street, London, W1W 6PF  
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Head Office, 64 Knightsbridge, London, SW1X 7JF



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An elegant family house designed by the famous architect John Nash moments away from the Regents Park.

The property boast 4730 sq ft of living space and benefits from seven bedrooms, two beautiful large reception rooms, Study, Library and a gym.

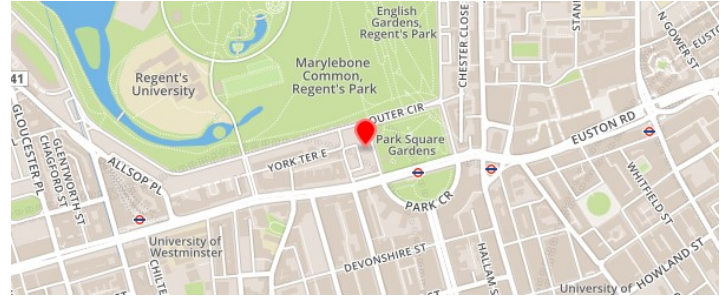
Park Square was built in 1823-25 comprising two parallel terraces facing east and west across the private garden for the use of residents; both gardens are well laid out with lawns, numerous fine trees, and flower and shrub beds.

#### LOCAL AMENITIES:

Park Square West is ideally placed for the Boutique Shops of Marylebone High Street, as well as Oxford & Regent's Streets. The property also benefits from being close to Regents Park.

#### LOCAL TRANSPORT LINKS:

Within walking distance to Great Portland Street Underground station (Circle, Hammersmith & City and Metropolitan Lines) and Regents Park Station (Bakerloo line). Excellent transport links into the City and West End.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	52	53
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England&Wales	EU Directive 2002/91/EC		England&Wales	EU Directive 2002/91/EC	

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