



**BEAUCHAMP  
ESTATES**

# Hanover Gate Mansions

REGENT'S PARK





Elegant apartment opposite the open spaces of Regent's Park.

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## Exterior

Hanover Gate Mansions is a well-positioned residential building on Park Road, directly opposite Regent's Park and within easy reach of St John's Wood. The building offers the reassurance of a day porter, while the apartment's high ceilings and wooden flooring create a bright, composed setting with a strong sense of proportion.

## Highlights

- Day Porter
- High Ceilings
- Wood Flooring
- Ideally Located
- Integrated Appliances
- Parking Available





## Interiors

The apartment is arranged around an entrance hall leading to a reception room, kitchen, principal bedroom with ensuite bathroom, two further bedrooms and a family bathroom. The layout works particularly well for family living, with clear separation between entertaining space and private accommodation.

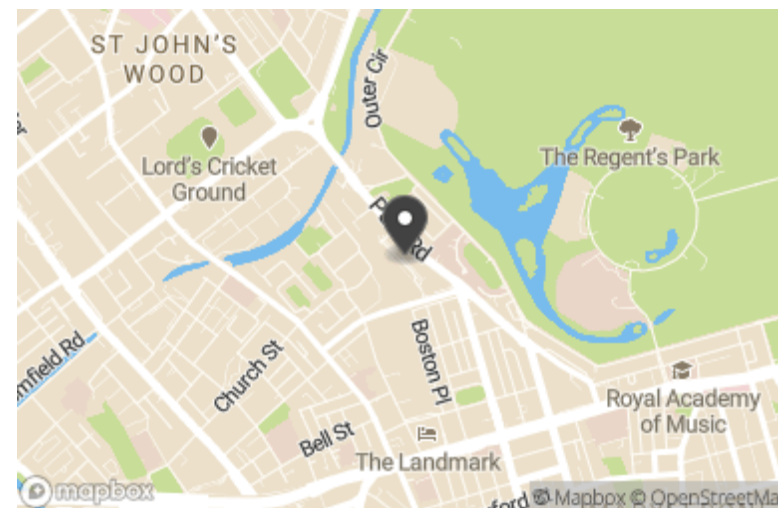


## Features

- Porter

## Location

Located in the heart of St John's Wood, the property is close to the boutiques, cafés and everyday amenities of St John's Wood High Street. Regent's Park is moments away, while The American School in London and St John's Wood Underground station on the Jubilee Line are also within easy reach, providing convenient access across central London.



# Terms

Price: £1,095,000

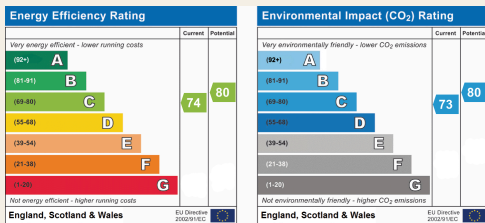
Tenure: Share of Freehold, 979 years remaining

Ground Rent:

Service Charge: £3,000.00

Local Authority: City of Westminster

Council Tax: H

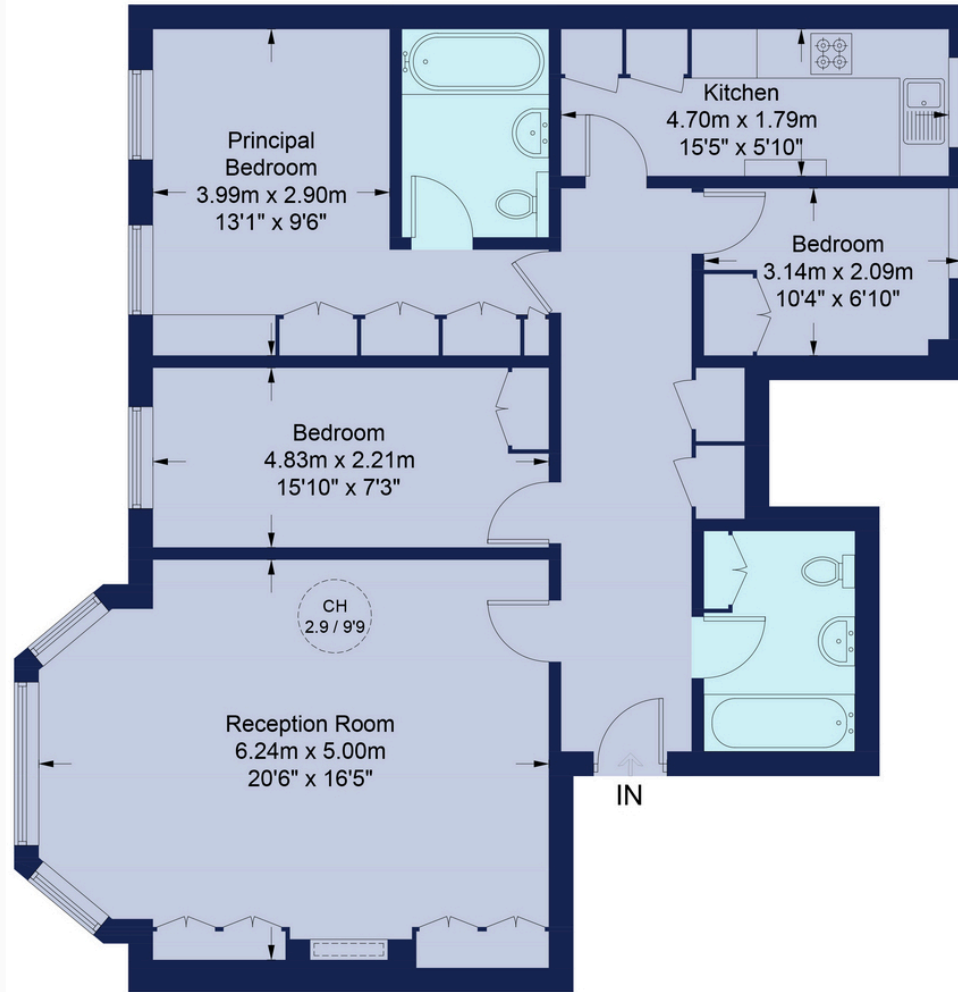


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## Hanover Gate Mansions, NW1

Approximate Gross Internal Area = 94.9 sq m / 1022 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 0.2 sq m / 2 sq ft  
 Total = 95.1 sq m / 1024 sq ft



### Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID966287)





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