



CLARENCE TERRACE, LONDON, NW1
£1,800 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 = £1,800 (at asking price)

Security deposit is 6 week's rent = £10,800 (at asking price £1,800pw)

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.



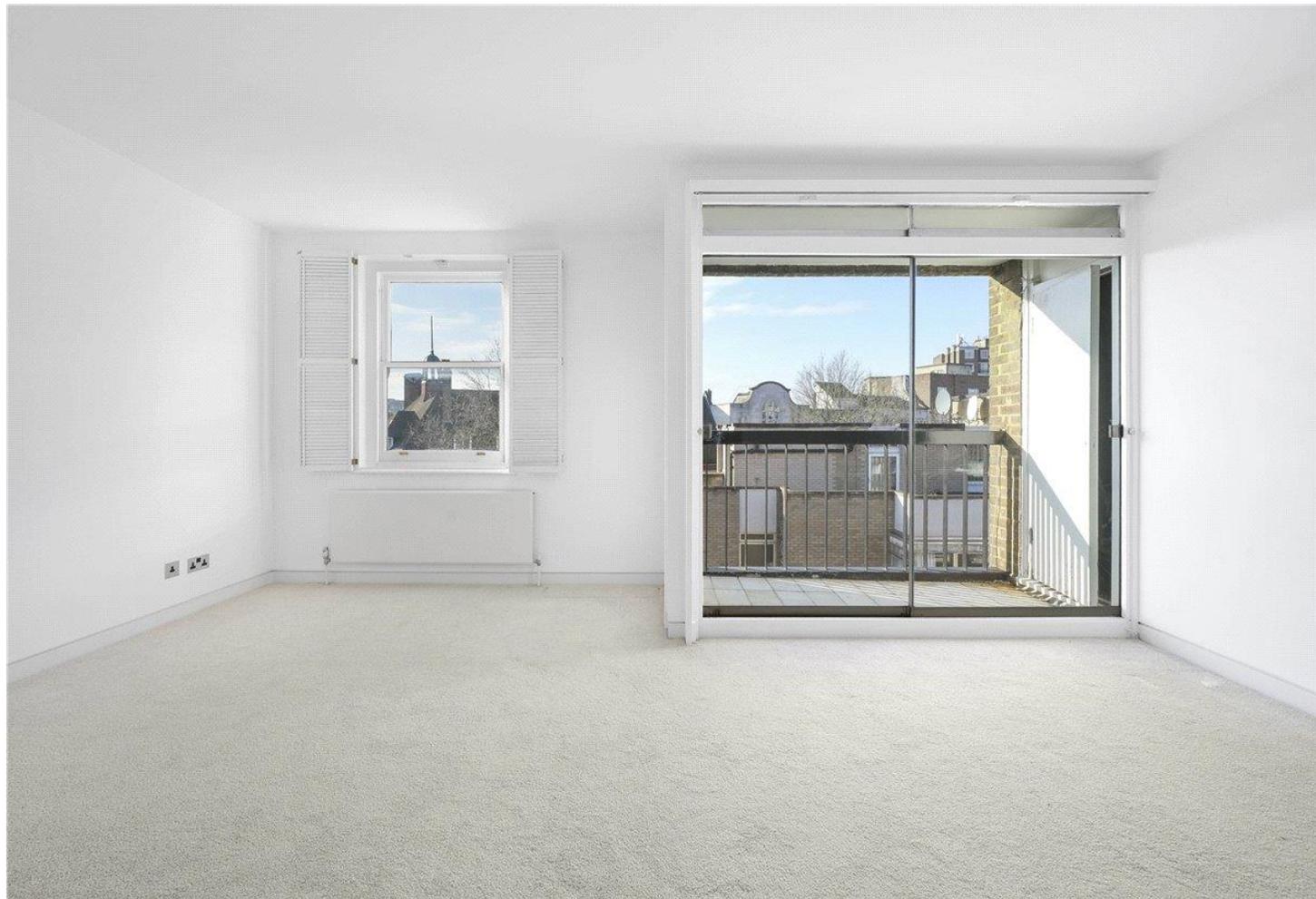
ADDITIONAL INFORMATION

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

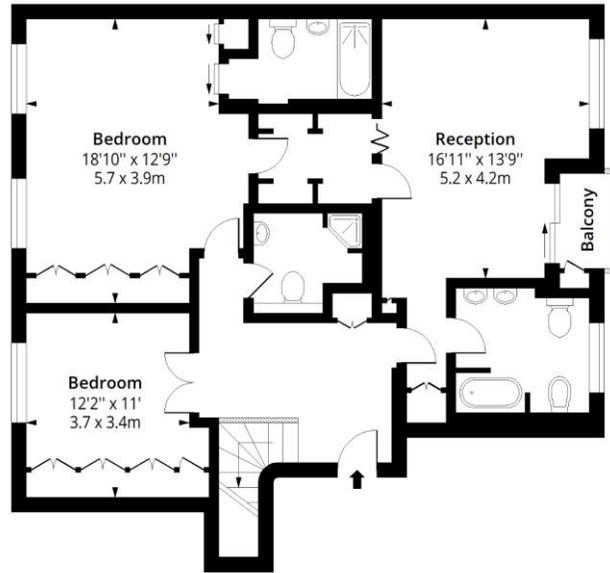
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Clarence Terrace, NW1

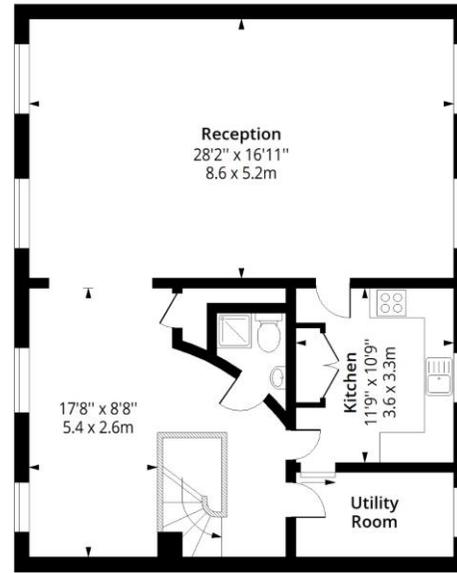
Approx. Gross Internal Area 2066 Sq Ft - 191.93 Sq M

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

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.