



15/16

Cornwall Terrace
ROYAL REGENT'S PARK LONDON

*A magnificent Grade 1 listed Regency property,
and one of London's finest residences*



15/16

Cornwall Terrace

ROYAL REGENT'S PARK LONDON

*A rare opportunity to purchase this beautiful
property in one of London's finest settings*



- ❁ 9,213 SQ FT / 856 SQ M
- ❁ 5 BEDROOM SUITES
- ❁ GYMNASIUM
- ❁ MEDIA ROOM
- ❁ STAFF ACCOMMODATION
- ❁ SECURE CAR PARKING

History and Royalty

The Regent's Park

The Regent's Park is a masterpiece of landscape design and town planning, although, for much of its history it was farmland and hunting chase.

The area was originally titled Marylebone Park and formed part of the vast forest of Middlesex, providing a perfect habitat for deer. These deer captured the attention of King Henry VIII and in 1538 he seized the park, turning 554 acres into a hunting chase.

By 1660, hunting had declined in popularity, and for the following 150 years the land was leased by the Crown to tenant farmers.

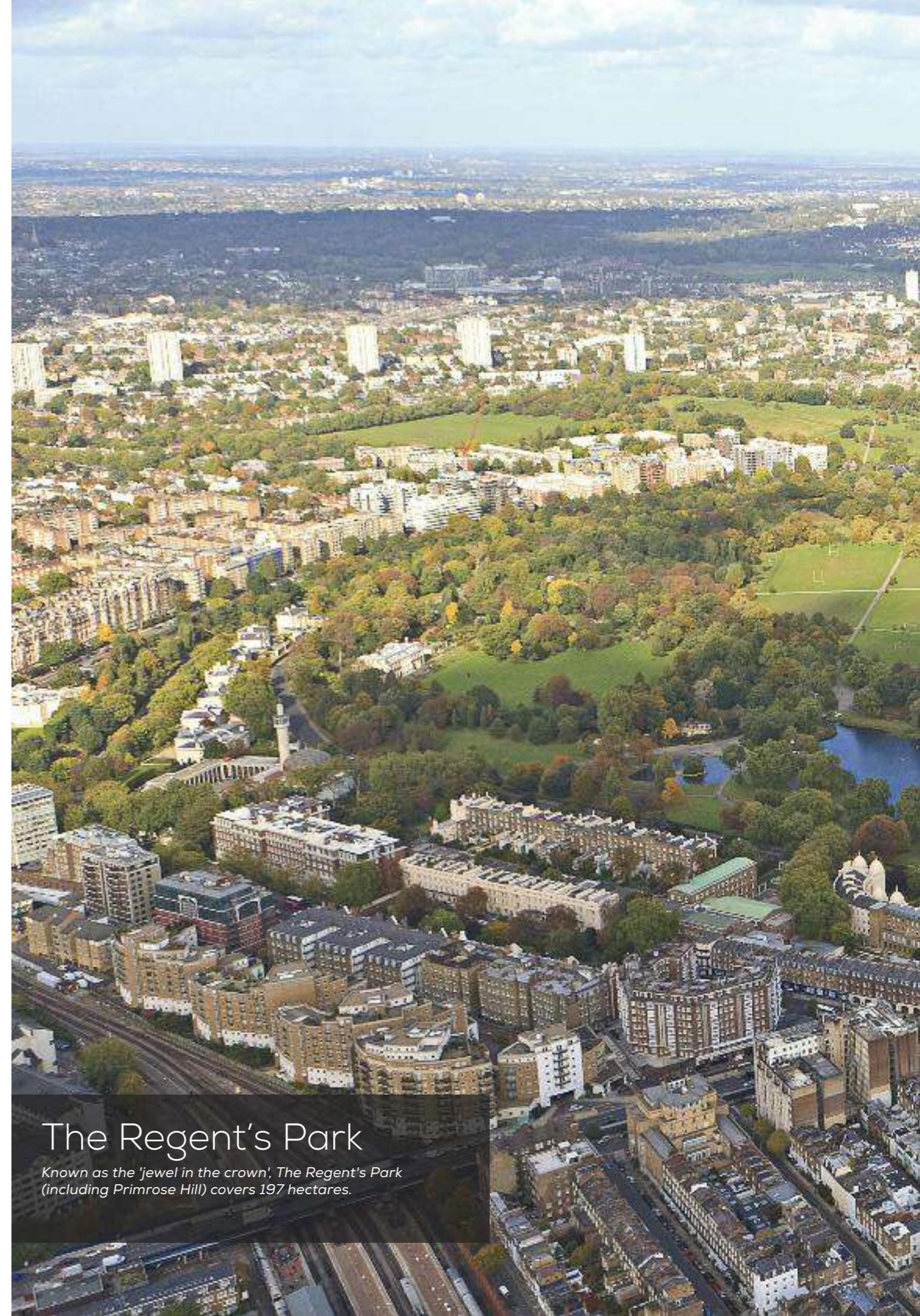
In the early 1800s London was expanding rapidly and it was seen that rather than farming, building on Marylebone Park would be more profitable. The new Prince Regent, later King George IV, desired a new summer palace set in exclusive grounds in north London. Influential architect John Nash produced a bold scheme which appealed to the Prince. The area, renamed The Regent's Park, was designed as a huge circle with a lake, a canal and the new royal residence within the park. A fine processional road would link the residence to the Prince's other home at St James's Palace. To pay for the scheme, Nash planned a further 56 villas in the park and a series of grand Regency terraces around the edges.

Much of the complete plan, including the royal palace, was never implemented; only 8 villas were built, and the canal was relocated. However, many elements of Nash's scheme did survive. The processional route to St James's Palace was built and would become the famous Regent's Street.

Within the park, each villa was surrounded by trees to give the residents the feel of living in a private estate, and the terraces looked out on what appeared to be a country park.

Initially, entry to the park was permissible only to residents of the villas and terraces; namely nobility, admirals, generals and other people of distinction, as well as the 'carriage set' who took part in the weekly carriage rides. Eventually, however, access was widened to the public.

Little has changed in the appearance of The Regent's Park the past 150 years.



The Regent's Park

Known as the 'jewel in the crown', The Regent's Park (including Primrose Hill) covers 197 hectares.



The Regent's Park

The City

Harley Street

River Thames

Marylebone High Street

Oxford Street

EDF London Eye

Bond Street

Westminster

REGENT'S PARK

BAKER STREET

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The Surroundings

Sweeping views over the sculpted greenery of the expansive Regent's Park provide 15/16 Cornwall Terrace with an unrivalled location; just moments from the front door lies the famous Boating Lake, perfect for relaxing.

The residence is also ideally situated for the bustling West End and London's Luxury Quarter, whilst offering security and seclusion in the heart of London.

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A Royal View

A Unique Situation

Cornwall Terrace, an integral part of Regent's Park was built between 1820 and 1823 by the famous Bloomsbury builder James Burton. His 21 year-old son, Decimus Burton, was the architect, producing detailed plans and designs under the direction of Nash. Although the final result does not precisely accord to Nash's original plan, it is very close and the terrace is considered among the finest in London.

15/16 Cornwall Terrace is situated on the south west corner of Regent's Park, overlooking the lake, on the outer circle approximately half a mile north of The Marylebone Road (A40) with easy access to both The City and the West End. The A40 provides direct access to the M40, and in turn, the M25 is the main motorway link to Heathrow Airport. To the east is St. Pancras International station for Eurostar trains to Paris, Brussels and the whole of Europe.

The nearby bustling community of Marylebone offers a wide choice of bars, restaurants, hotels, independent shops and boutiques.

Marylebone High Street leads towards Oxford Street and Regent Street; two of the most famous shopping streets in the world, containing iconic stores such as Selfridges, Liberty and Hamley's.

Running adjacent are Saville Row, world famous for its bespoke tailoring, and Bond Street, home to exclusive luxury brands such as Louis Vuitton, Burberry, Dolce and Gabbana, Chanel and Armani.

Approximate Taxi times. Source TfL.gov.uk / eurostar.com

5	10	15
minutes Baker Street to Bond Street	minutes Baker Street to Knightsbridge	minutes Baker Street to Liverpool Street

Public transport approximate times. Source TfL.gov.uk / eurostar.com

25	31	135
minutes Baker Street to Heathrow	minutes Baker Street to City Airport	minutes Kings Cross St Pancras to Paris



London - *a global centre of excellence*

Global City

London has long been established as one of the world's most influential and dynamic cities. It has an enviable reputation as a leading international centre of both commerce and culture that makes it one of the finest places to live, learn and work.

With a population in excess of 8 million, more than 250 languages spoken and over 100,000 international students at 43 universities, forming the largest concentration of higher education in Europe, London can consider itself a truly global city.

London is also the destination for the world's major corporate organisations, it is the world's leading financial centre alongside New York City, as well as being home to some of the world's finest cultural, recreational and retail attractions.

This global City is the world's most-visited, measured by international arrivals, and has the world's largest airport system measured by passenger traffic.

In 2012 London became the first city to host the modern Summer Olympic Games three times and received widespread acclaim.

Interesting London

857

art galleries in London, including 3 of the world's top 10 museums & galleries
[source: london.gov.uk]

56%

of international retailers have stores in London - more than anywhere else in the world
[source: City AM]

200+

shows to choose from every day across the West End
[source: london.gov.uk]

1m

sq ft of retail selling space across Harrod's 4.5 acres
[source: bbc.co.uk]

61

outstanding Michelin-starred restaurants in London
[source: viamichelin.com]

1,000

retail and leisure units within the 42 streets, lanes and arcades of 'London's Luxury Quarter'
[source: Colliers International]



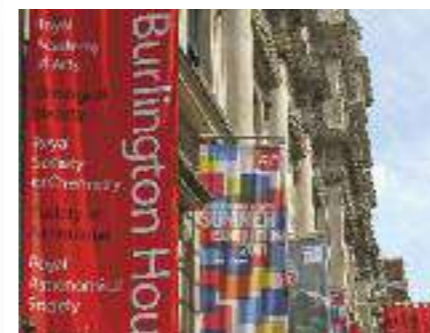
Iconic culture



British history



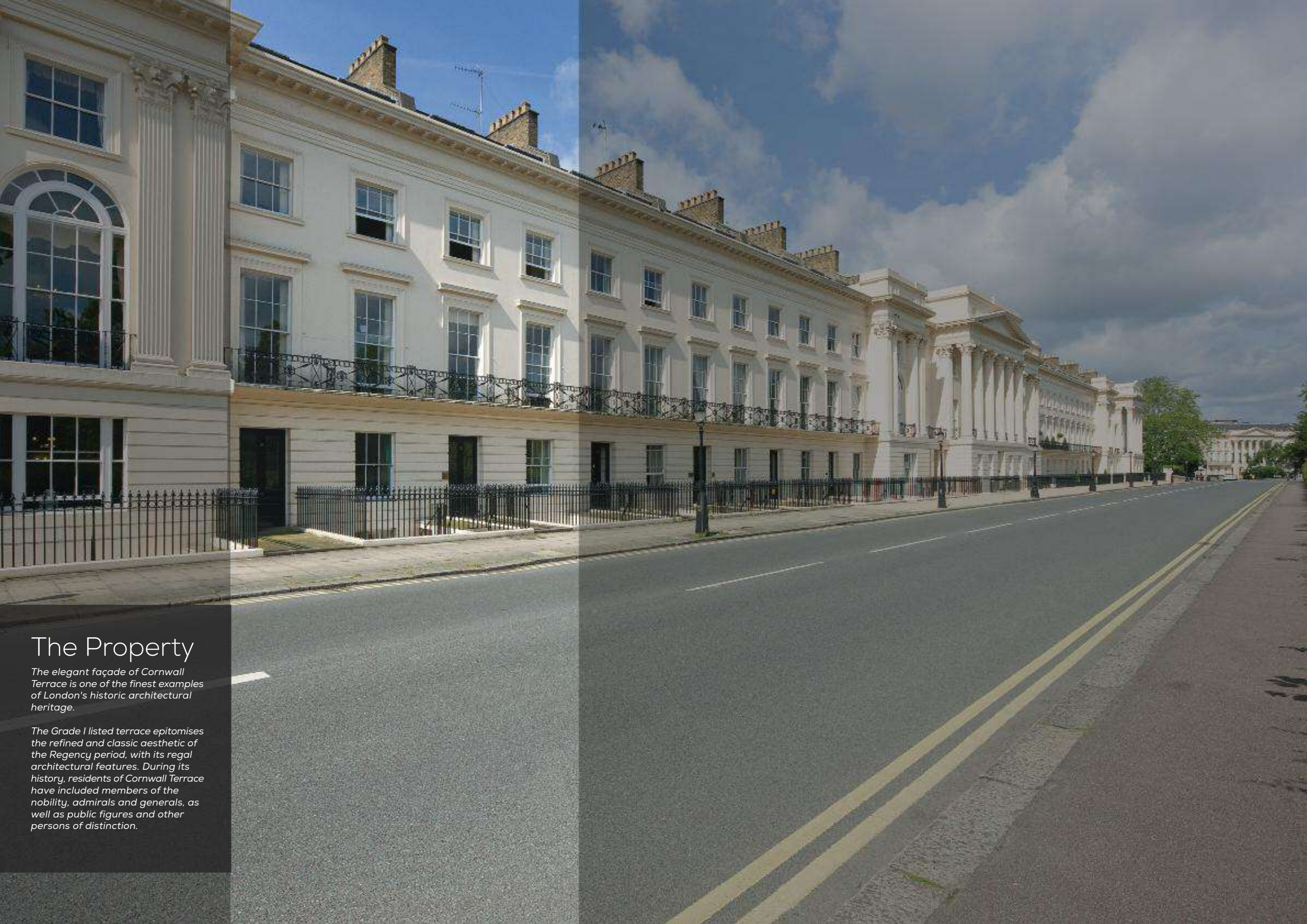
Shopping heaven



Landmark heritage







The Property

The elegant façade of Cornwall Terrace is one of the finest examples of London's historic architectural heritage.

The Grade I listed terrace epitomises the refined and classic aesthetic of the Regency period, with its regal architectural features. During its history, residents of Cornwall Terrace have included members of the nobility, admirals and generals, as well as public figures and other persons of distinction.





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Specification

Views over Regent's Park

Marble entrance hall

Double reception room with original ceiling

Bespoke family kitchen with dining area

Dining room

Family morning room

Fully panelled library / cigar room

Club room with shagreen, mirror whisky bar & humidor

Multipurpose second club room with media facilities

Fully equipped gym & steam room

Master bedroom suite occupying the entire second floor

Four further guest suites

Italian marble bathrooms

Self-contained staff quarters and commercial kitchen

Lift to all floors

Bespoke joinery by expert craftspeople

Furnished with refined classical & contemporary pieces

Large scale chandeliers with exquisite cut crystal



Luxury Materials

15/16 Cornwall Terrace exudes luxury from every angle; from stunning Italian Portoro marble to soft silk carpets, from large scale chandeliers with exquisite cut crystal to hand carved staircases. Every detail is bespoke, with joinery by the world's finest craftspeople, and the expertly curated blend of classical and contemporary furnishings, plus carefully selected antique pieces.







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C O R N W A L L T E R R A C E





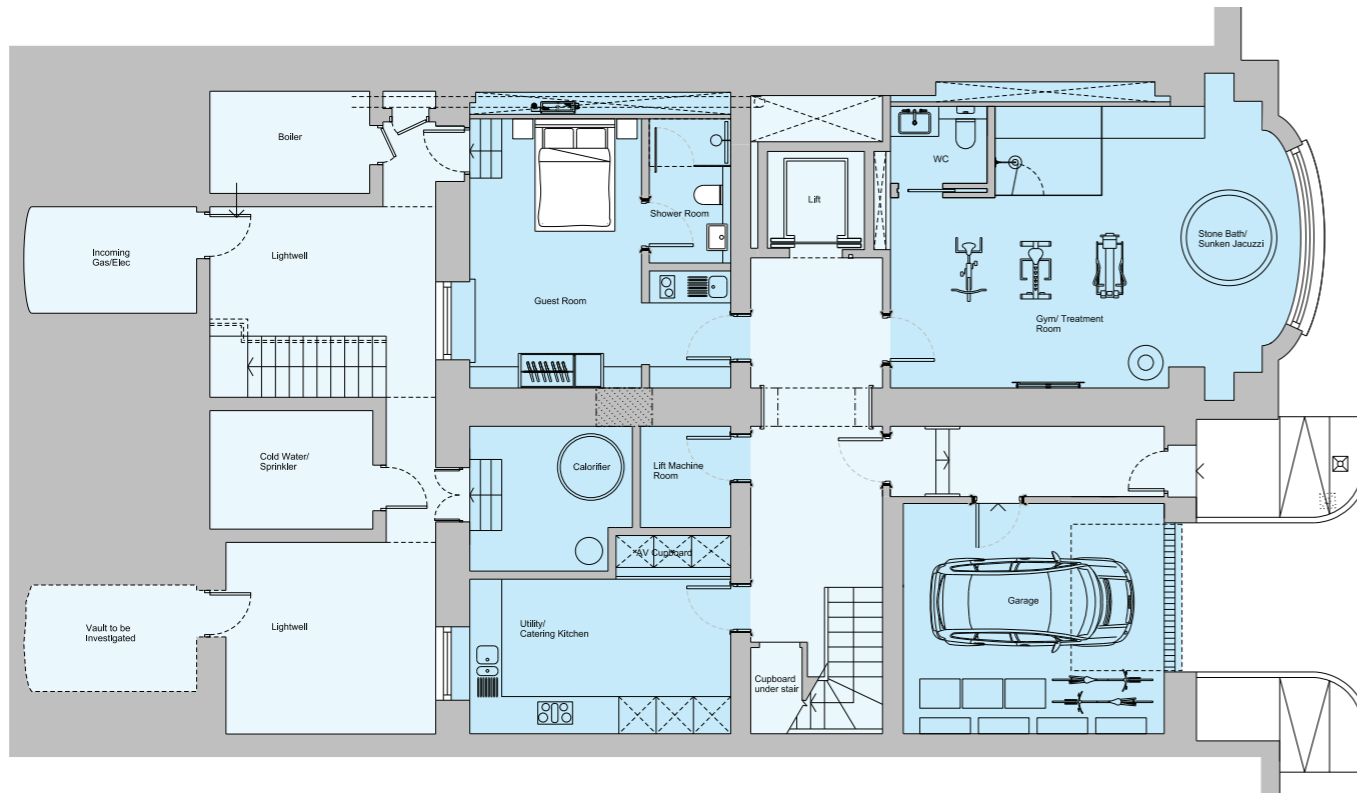
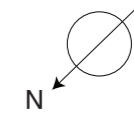




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Cornwall Terrace

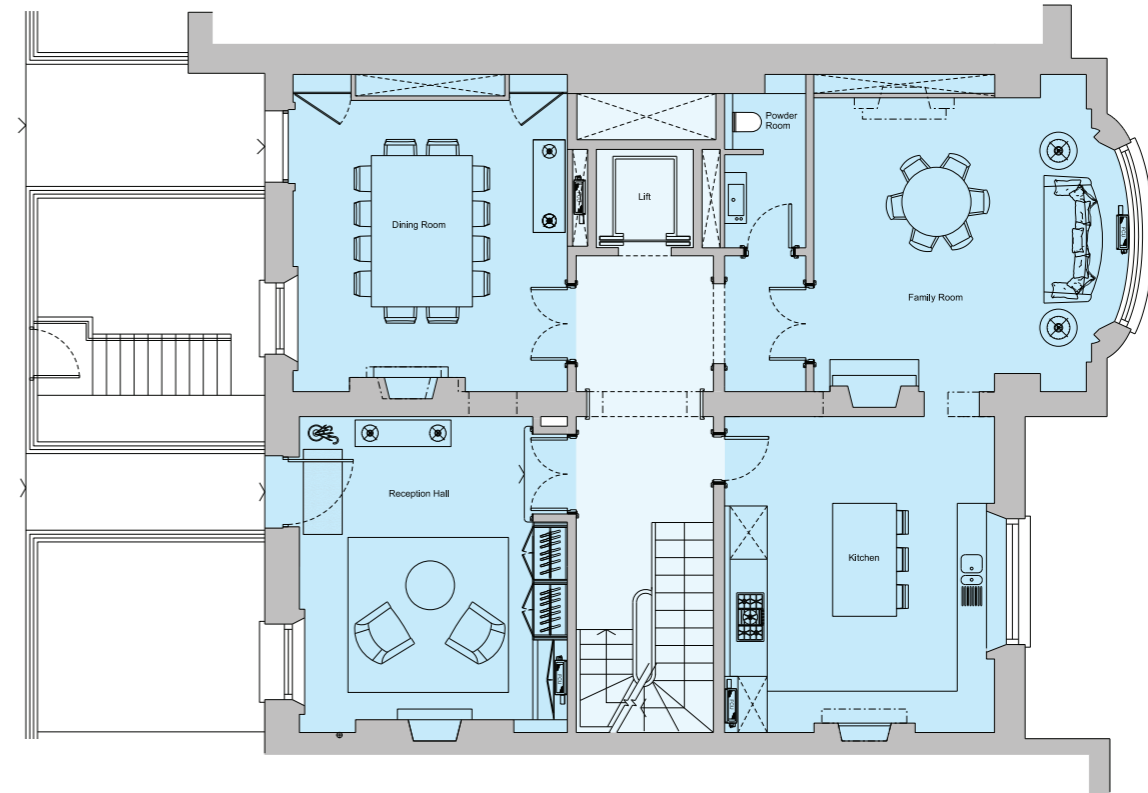
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Lower Ground

2,018 sq ft / 187.5 sq m GIA

- Fully equipped gym & steam room*
- Multipurpose club room with media facilities*
- Commercial kitchen*
- Self-contained staff quarters*



Ground

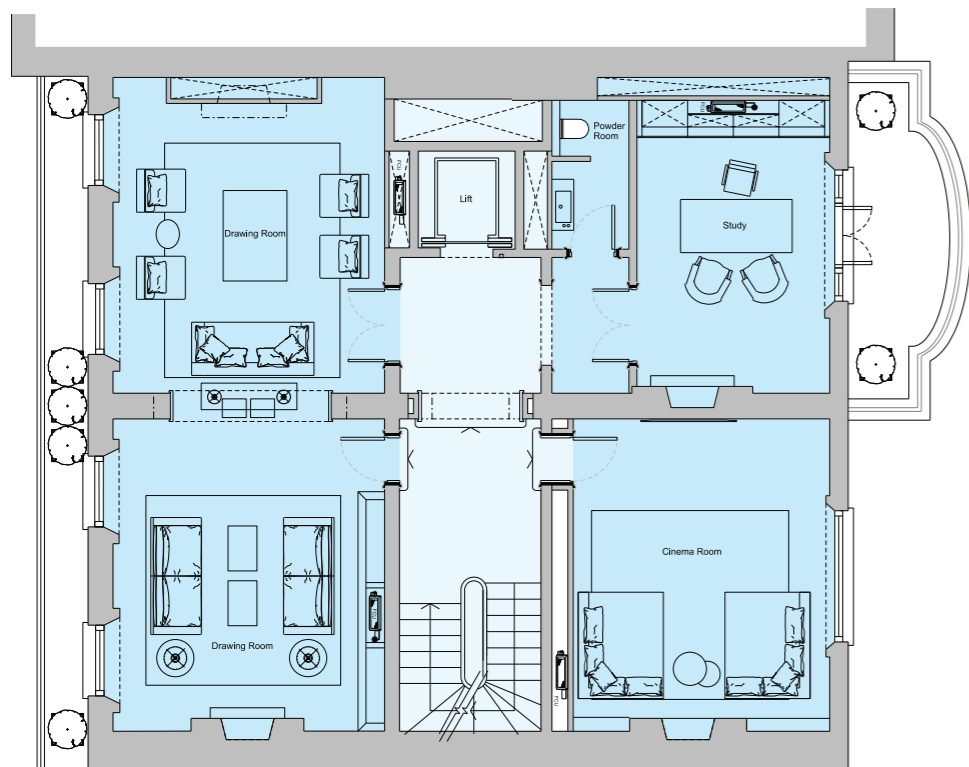
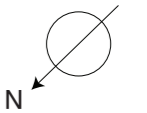
1,874 sq ft / 174.2 sq m GIA

- Marble entrance hall*
- Expertly restored original ceilings*
- Fully panelled library / cigar room*
- Lift to all floors*
- 100% wool stair runner with hand carved detail*
- Bespoke family kitchen with dining area*
- Family morning room*

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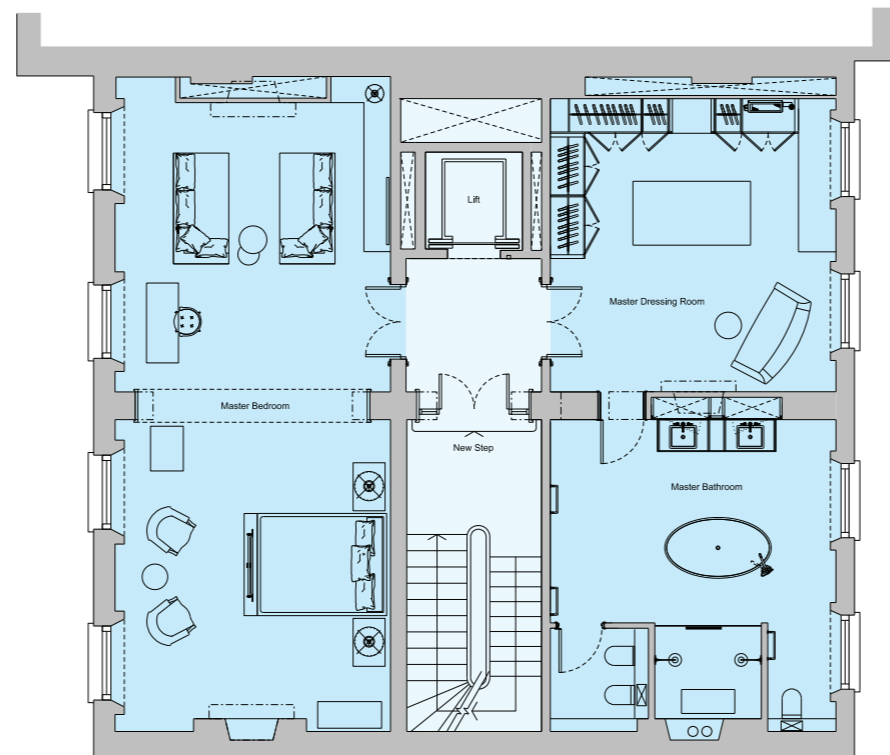
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First Floor

1,786 sq ft / 166 sq m GIA

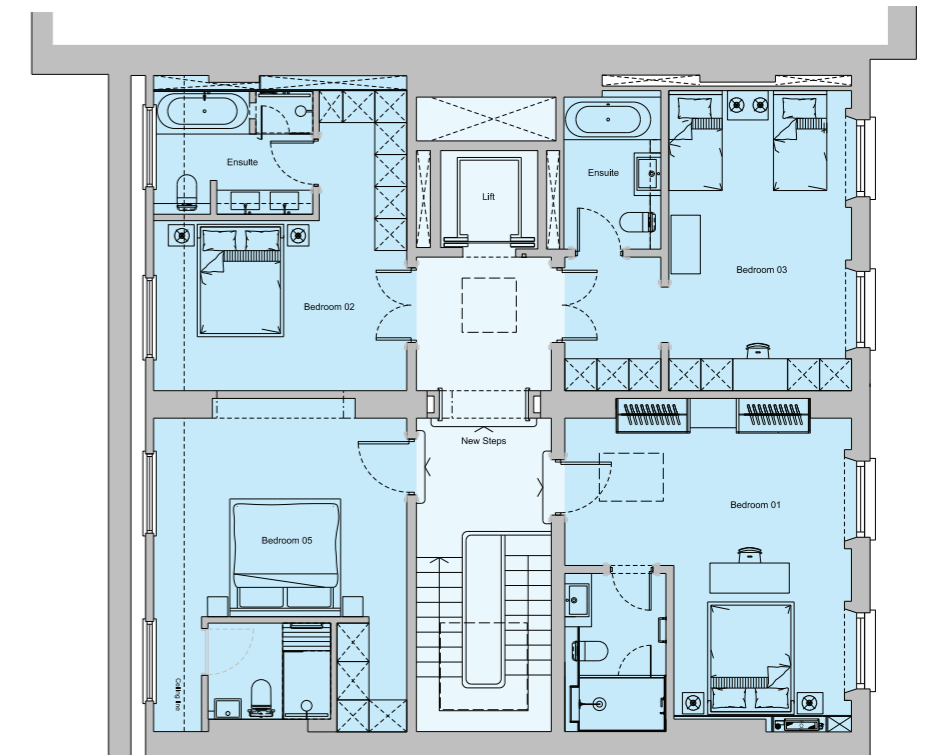
- Double reception room with original ceiling*
- Views over Regent's Park*
- Furnished with refined classical & contemporary pieces*
- Large scale chandeliers with exquisite cut crystal*
- Fully panelled study*
- Club room with shagreen, mirror whisky bar & humidor*
- Joinery by the world's finest craftspeople, every detail bespoke*



Second Floor

1,786 sq ft / 166 sq m GIA

- Master Bedroom suite occupying the entire second floor*
- Silk carpet with custom motif*
- Sumptuous seating area with refined antique deco furniture*
- Shagreen custom details to joinery*
- Couture dressing rooms*
- Portoro marble bathroom with bespoke joinery*



Third Floor

1,749 sq ft / 162.5 sq m GIA

- Four further Guest suites*
- Couture dressing rooms*
- Exquisite marble bathroom with bespoke joinery*

Total Area

9,213 sq ft / 856 sq m GIA



Asking Price: Offers In Excess Of £20M.
Lease length is 150 years from 2015.

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RESIDENTIAL
020 7722 3322
arlingtonresidential.com





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*He makes his home
where the living
is best.*

Latin Proverb
