

# Regents Park Apartment

Region: Marylebone & The West End **Sleeps: 5**

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## Overview

Regents Park Apartment is every inch the sedate London pied-à-terre; a polished and refined home offering understated and classical interiors, within one of the city's most prestigious neighbourhoods.

This home offers three bedrooms comprising bright, airy accommodation spread over three storeys; a timelessly elegant home for up to five guests.

The living room is stylish yet discreet, offering a tasteful environment for relaxation after a busy day in the capital. Gracefully adorned with Persian style rugs and contemporary art, this room epitomises fresh, modern luxury. With polished hardwood flooring and solid timber furniture, the sophisticated touches such as tripod side lamp, olive green armchair and wonderful large window create a suave ambience.

The cleverly designed kitchen is light-infused, by virtue of the sleek light wells. A classic space, with a contemporary twist, the glass balustrades giving way to a Scandinavian style dining table and benches: a convivial family space to enjoy formal breakfasts or fuss-free snacks, with top range appliances on hand.

Three graceful bedrooms provide a double bed, a king size and a single respectively, with three slick, contemporary bathrooms. One of these boasts an exquisite claw-footed, free-standing teal toned bath - bathing will be an elegant affair at Regents Park apartment!

Each bedroom has characterful touches, providing both calm yet charismatic spaces. From the chandelier to the original fireplace and wooden floorboards, set within elegant proportions framed by large windows, these bedrooms offer the ultimately stylish sleeping quarters, with no compromise on quality, particularly for a "city pad!" The pink icing tones of the double bedroom will make guests smile with delight, while the single room is finished in a powdery blue, and is striking in its simplicity; the "less is more" effect creating an understated, yet ever to the tasteful aura of design-conscious calm!

The decked roof terrace offers a romantic nook for an evening glass of wine, or a fresh morning wake-up with coffee and croissants overlooking the mismatch of rooftops, Victorian architecture and private gardens.



Regents Park Apartment offers a sophisticated, light and tranquil private home, complete with a sleek, private roof terrace, with all the luxurious touches of an urbane hotel; toiletries, personal welcome, round the clock host support and hotel-grade linen and towels!

## Facilities

Ideal for Kids • Ideal for Teens • Internet • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Satellite TV • Heating • Outdoor Pursuit & Activities

# Interior & Grounds

Regent's Park Apartment is a three-bedrooms apartment which boasts modern interiors and a beautiful roof terrace and can accommodate up to 5 guests.

## Interior

- Kitchen with coffee machine, dishwasher, freezer, fridge, gas hob, kettle, microwave, oven and toaster
- Small dining area with wood table
- Cosy and finely-decorated living room
- Double bedroom with en-suite bathroom
- Double bedroom with king size bed and en-suite bathroom
- Single bedroom with en-suite bathroom

## Outside grounds

- Little roof terrace

## Amenities

- Hairdryer
- Iron and ironing board
- Satellite TV
- Washing machine
- Wifi



## Location & Local Information

Regents Park Apartment is located on Linhope Street, just moments from what is known as Marylebone Village, nestled in a quiet, residential enclave set among plush Georgian streets. Set between two royal parks, Notting Hill and the West End, visitors will find stucco fronted houses, pretty garden squares and the Grand Union Canal.

This home is within walking distance to Regents Park, Marylebone High Street and Baker Street tube is a few minutes walk away, as is Marylebone mainline station. For an authentic London bar experience, the Potting Shed offers modern European cuisine, whilst The Landmark combines magnificent Victorian architecture with five-star service!

Excellent located, Regents Park Apartment is just a short walk to Oxford Street, offering proximity to the “buzz” of London’s top attractions, but nevertheless, tranquil in its village-like appeal.

Marylebone High Street is one of London’s most chic and cutting-edge shopping streets; awash with independent and achingly cool new brands, interior designers, cool kids fashion labels and abundant eateries!

At the smarter end, the Orrery is a sleek environment to enjoy French cuisine, whilst FishWorks is a fun pit-stop, or for a posh sandwich on-the-go, Daylesford Organic or Paul’s will hit the spot.

This shopping hub has drawn together many quality brands and independent businesses, without the usual high street bustle. The Conran Shop is always worth a look around, for cool accessories and the latest designs; and La Fromagerie is a charming stop for an array of sumptuous cheeses.

For coffee or a glass of wine, many of the old-school pubs in the area attract a local client clientele; Coco de Mer draws in a young crowd and is a fun summer pub which, in true London style, spills into the surrounding pavements.

Daunts Books is always a hallmark of a quality shopping area in London, whilst the Wallace Collection on Manchester Square (set in Hertford House) is a collection of European paintings, miniatures and sculptures as well as French eighteen-century furniture - the original family home of The Marquess of Hertford and Sir Richard Wallace. Taking afternoon tea in the exquisitely light atrium at the Wallace Collection, in true English refinement, with finger sandwiches, scones and champagne, is one of life’s greatest pleasures; a charming spot in the midst of a busy day!

Fairuz offers wonderful mezze upon mezze of mouth-watering Lebanese food, whilst for a real hidden gem, Portman Square is a private and peaceful spot to



get away from it all; this central garden has a lawn, winding paths and children's play area.

### Local Amenities

Nearest Airport	<b>Heathrow Airport (30 km)</b>
Nearest Town/City	<b>(Located in London)</b>
Nearest Restaurant	<b>Restaurants (Walking distance)</b>
Nearest Bar/Pub	<b>Bars &amp; Pubs (Walking distance)</b>
Nearest Train Station	<b>Marylebone Tube Station (Bakerloo Line) (300 m)</b>
Nearest Train Station	<b>Baker Street Tube Station (Bakerloo Line) (500 m)</b>
Nearest Supermarket	<b>Tesco Express (550 m)</b>
Nearest Shop	<b>Marylebone High Street (1 km)</b>

# Terms & Conditions

- Security deposit: £1000 to pay by debit or credit card on arrival
- Arrival time: 4 pm (Early check-in can be arranged in advance, subject to availability and a charge)
- Departure time: 11 am (Late check-out can be arranged in advance, subject to availability and a charge)
- Energy costs included?: Included in the rental price
- Linen & towels included?: Included in the rental price
- Pets welcome?: Pets are not allowed
- End of stay cleaning included?: Included in the rental price
- Smoking Allowed?: No smoking inside the apartment
- Heating costs included?: Included in the rental price
- Internet access?: Wifi connection included
- The lead guest must be at least 25 years of age.
- For stays longer than seven days we provide a complimentary weekly Housekeeping service. More frequent Housekeeping visits can be arranged on request, subject to availability and a charge.
- This home accepts babies and children but does not accept toddlers.
- This home is spread over three floors with no internal elevator; parents should also note that there are lots of internal steps within the home.
- The fireplace in the master bedroom is ornamental.
- This home doesn't have air-conditioning. Between June and September, we'll place fans in each bedroom. Please let us know if you'd like fans outside the summer period.
- For bookings made more than 7 days before guests arrive, we offer a 24-hour period from the time of booking during which you can cancel and receive a full refund.
- After the 24-hour period, we refund 50% of the booking value, up to 14 days before guests arrive. If you cancel within 14 days of arrival, the booking is non-refundable.
- Bookings made within 7 days of arrival are non-refundable.