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£16mn townhouse sets new benchmark on Prince Albert Road

NEWS 08 May, 2026

8,000 sq ft home overlooking Regent's Park came with a 'spectacular' private leisure complex.

Agents have reported a significant sale on Prince Albert Road in NW1 this week, setting a new benchmark for the historic Regent's Park address.

The "imposing" white stucco-fronted residence opposite the park, measuring 8,000 sq ft, was sold off a guide price of £15.95mn.

The purchase price is undisclosed but marks a new record for the road, noted selling agents Ian Green Residential.



The locally-based firm – which has sold 11 of the houses on this particular stretch – described the seven-bed example as a “rare gem”, with space for entertaining “on a grand scale”. Along with a set of reception spaces, the layout includes a dedicated leisure floor with private cinema room, gym/games room, sauna, steam room – and a “spectacular” indoor swimming pool.

Particulars flagged an internal lift and the views across the 410 acres of greenery opposite.

Prince Albert Road forms the northern boundary of Regent’s Park, running along the Regent’s Canal. It emerged in the early-to-mid 19th century as part of John Nash’s master plan for the former royal hunting ground.

