

## £7.88m Regent's Park townhouse snapped up

*Buyer plunked down a 'substantial' non-refundable deposit to secure the Nash-style residence on Prince Albert Road, reports agency.*

• By PrimeResi Editor • 16th April 2021

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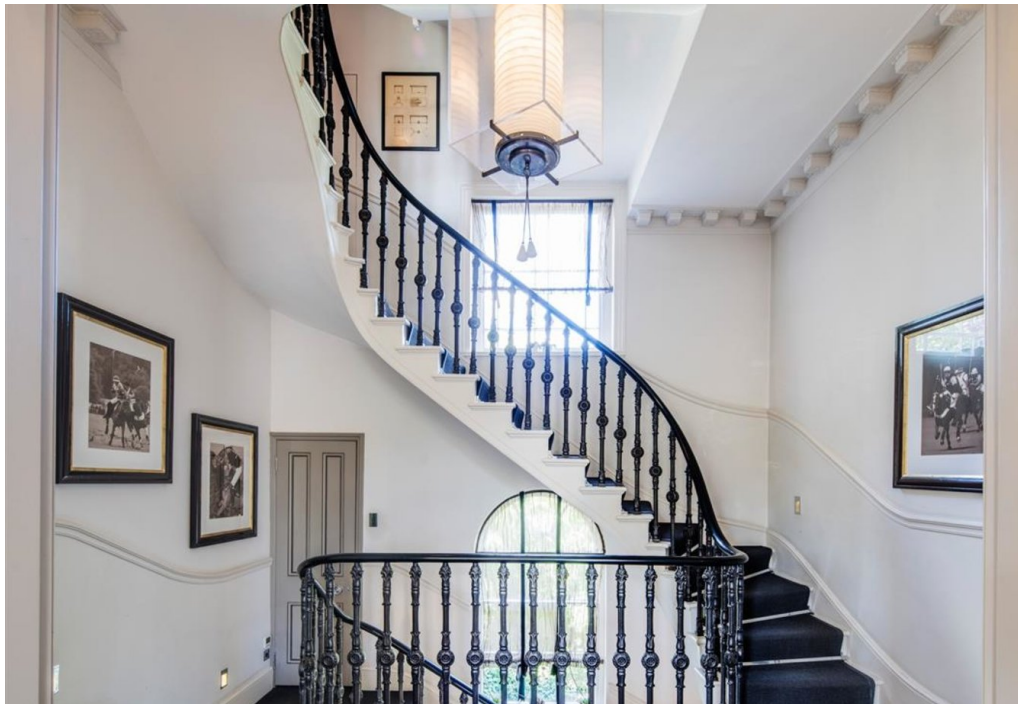
Ian Green Residential, Savills

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A “magnificent” Nash-style residence overlooking Regent’s Park has been snapped up after hitting the market at nearly £8m, as London’s leafier locations continue to see high demand.

The Grade II listed, stucco-fronted townhouse on Prince Albert Road attracted “several interested parties”, according to local firm Ian Green Residential, who were marketing the instruction alongside Savills.

The purchaser ended up putting down a “substantial” non-refundable deposit to secure the property, reported the agency, which has been involved in the sale of nine houses on the road in as many years.



Guided at £7.88m (a rate of just shy of £2,000 psf), the 4,051 square foot property is set well

back from the road, behind gates and a landscaped front garden, and has parking for at least five cars. The entertaining spaces – and original staircase – are suitably grand, and there’s five bedrooms on the upper floors. Other selling features included a cinema room, wine room, two kitchens and gardens on either side.



It’s “very rare” for buyers to go down the non-refundable deposit route, said founder Ian Green, “unless they are totally focused on the purchase and are prepared to take the risk...which in [this] case paid off”. He added: “I think buyers who are commercially savvy will see it as an option to secure the their dream home and accept it is small risk to take.”

The deal is another example of the stiff competition purchasers are facing in the capital’s greener neighbourhoods. Earlier this week, we heard how a wreck in St John’s Wood sparked a bidding war between three local families and ended up fetching more than £500k over the £5.75m asking.