

# Park Crescent, Marylebone **WIB**

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# Park Crescent

## Marylebone **WIB**

A well appointed apartment situated on the third floor of the sought-after Park Crescent development. This bright home comprises a double bedroom, a bathroom, a bright reception room and a fully fitted kitchen. The property further benefits from large windows and wood and tiled flooring throughout. Residents also benefit from 24 hour concierge and access to the private gardens and tennis court.

With a Grade I façade, Park Crescent is moments away from Regent's Park, Marylebone shops, and the West End entertainment. Excellent transport links from Regent's Park, Great Portland Street, Baker Street, and Marylebone stations make it easy to get around London.



**Guide price:** £795,000

**Tenure:** Leasehold: approximately 134 years remaining

**Service charge:** £7300 per annum, reviewed every year, next review due 2024

**Ground rent:** £200 per annum, review period to be confirmed

**Local authority:** City of Westminster

**Council tax band:** F



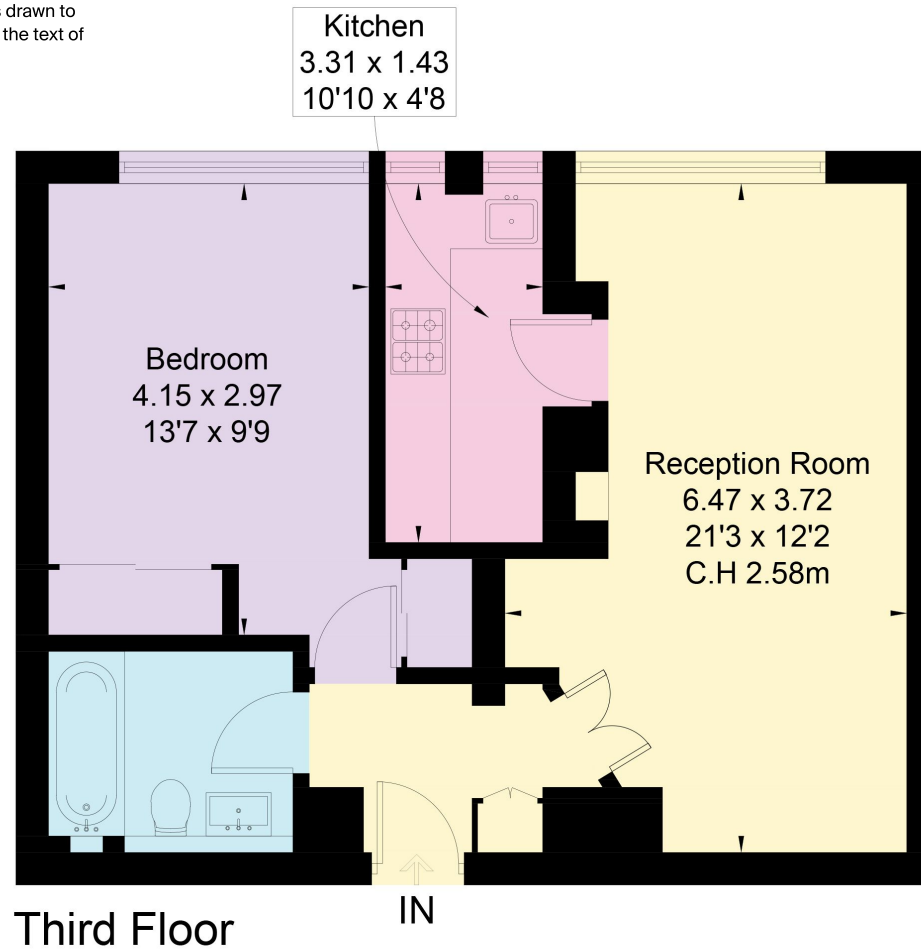


# PARK CRESCENT, W1B

Approximate Gross Internal Floor Area

48.7 sq m / 524 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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