

Park Crescent, Marylebone **W1B**



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A charming, spacious Marylebone studio in the sought-after 22 Park Crescent. This gem features a fully fitted open plan kitchen and breakfast bar, chic bathroom, parquet floors, built in wardrobes and double glazed dual aspect windows with lovely views over the communal gardens. Residents further benefit from a 24 hour concierge service and access to the private gardens opposite, which include a tennis court in Regent's Park.

With a Grade I facade, 22 Park Crescent is moments away from Regent's Park, Marylebone shops, and the West End entertainment. Excellent transport links via Regents Park, Great Portland Street, Baker Street, and Marylebone Stations.



Guide price: £760,000

Tenure: Leasehold: approximately 134 years remaining

Service charge: £5,462 per annum, including central heating and hot water. Reviewed annually, next review is due in 2024

Ground rent: £220 per annum, next increase is due in 2040

Local authority: City of Westminster

Council tax band: D

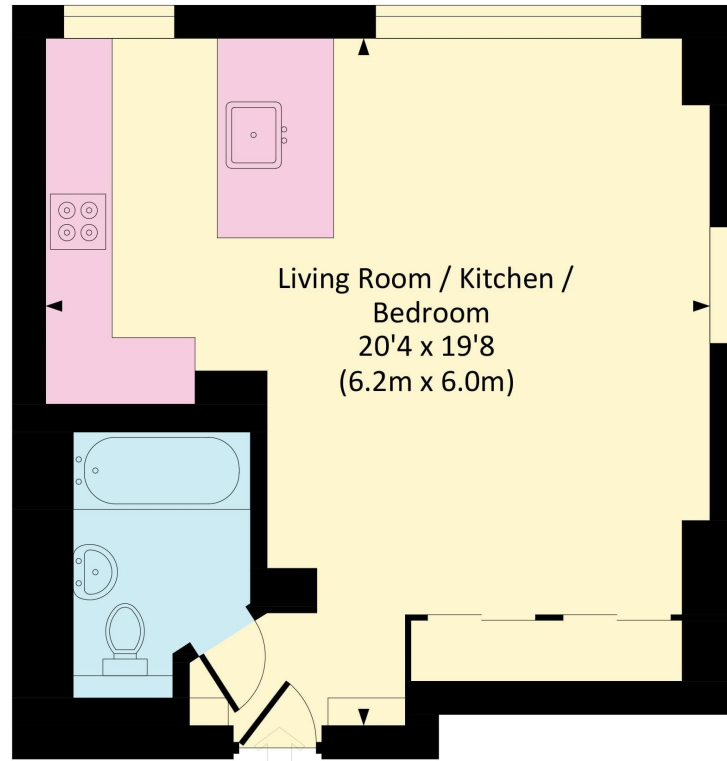




PARK CRESCENT, W1B

Approx. gross internal area
387 Sq Ft. / 35.9 Sq M

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.



FIRST FLOOR

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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