



Park Crescent, Marylebone W1B



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This contemporary apartment, located in one of Marylebone's most prestigious developments, offers a mix of refined interiors and tranquil outside space. The property is impeccably finished and features a bedroom with built-in wardrobes and an en suite bathroom, a guest WC, and a fully integrated open-plan kitchen and dining area. The stylish reception room opens onto a patio on the lower ground floor, while a spacious roof terrace provides an ideal spot for entertaining. Residents enjoy the convenience of a concierge service. Park Crescent is perfectly situated near Marylebone and Fitzrovia's top restaurants and boutique shops, with excellent transport links via Regent's Park, Great Portland Street, and Baker Street stations.



Guide price: £1,850,000

Tenure: Leasehold: approximately 133 years remaining

Service charge: £8,019.68 per annum, reviewed every year, next review due 2024

Ground rent: £1,000 per annum until December 2032, then increases to £2,000.

Local authority: City of Westminster

Council tax band: H





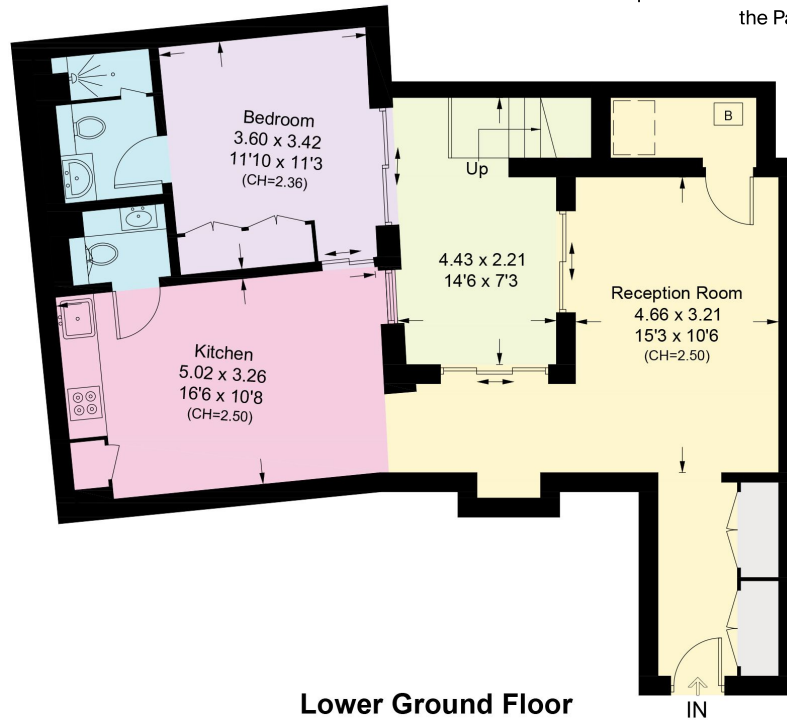
Park Crescent, W1B

Approximate Gross Internal Floor Area 65 sq m / 703 sq ft
Including Limited Use Area 0.7 sq m / 7 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.

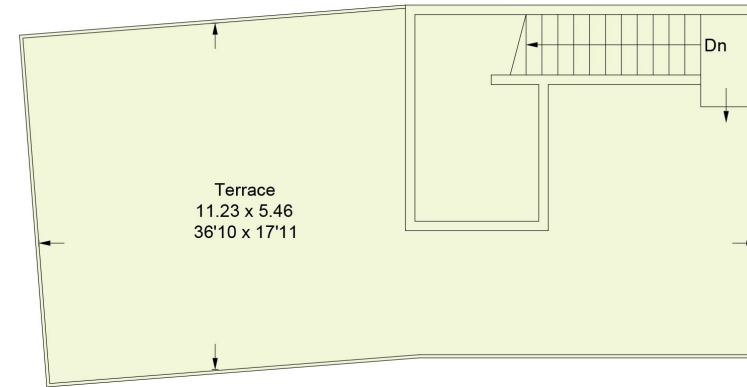


= Reduce head height below 1.5m



Lower Ground Floor

Approximate Area = 65.3 sq m / 703 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Ground Floor

Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
knightfrank.co.uk

I would be delighted to tell you more
Daniel Sugarman
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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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Particulars dated August 2024. Photographs and videos dated August 2024.
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