



# Park Crescent, Marylebone

## £35,000

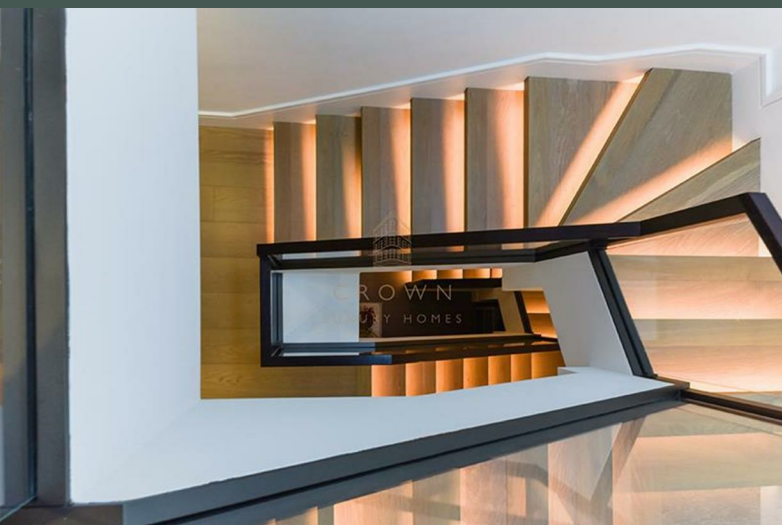


We are delighted to announce the availability of this exclusive and luxurious three-bedroom, three-bathroom duplex apartment, located in one of London's most sought-after neighbourhoods, W1B.



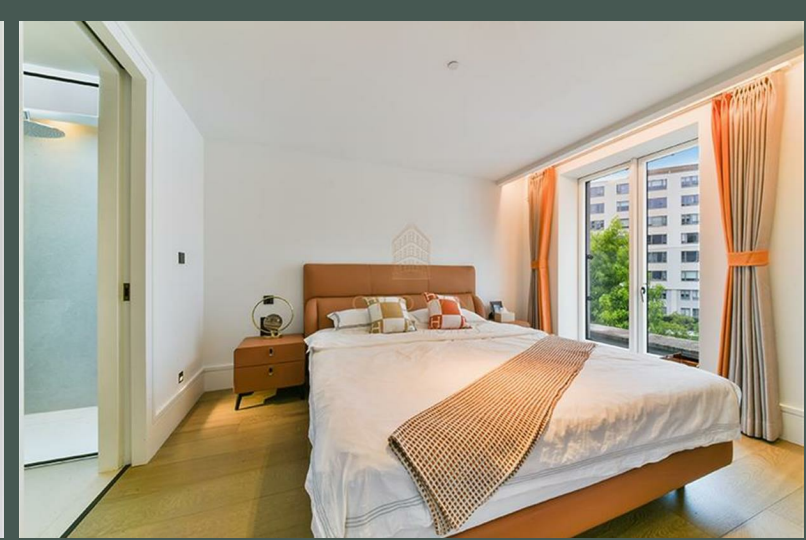
CROWN  
LUXURY HOMES

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- Super Prime London Location
- Three Storey Apartment
  - Residents' Lounge
  - Parking Available
  - Next to Regent's Park

- Concierge Service
- Residents' Exclusive Swimming Pool
  - Communal Gardens
  - Great Transport Links
  - Interior Designed



## The Property

Upon entry, we are greeted with a stunning open-plan dining, living, and kitchen area that exudes an elegant yet cosy ambiance. The living area features a large sofa for ultimate relaxation, complemented by a chair by the window, perfect for enjoying a book with your favourite beverage. The dining area boasts a beautiful, large table with a marble-effect top, seating up to six people, making it a sociable focal point of this remarkable apartment. Adjacent to the dining table are spacious storage cupboards, ideal for stowing away shoes, coats, and more.

The kitchen, with its dark colour tones, enhances the luxurious feel of the property. It is equipped with all essential integrated appliances and includes a breakfast bar area, perfect for casual dining and socialising.

Moving to the hallway, there is ample storage space under the stairs, ideal for stashing away items, even accommodating a bookcase. To the left, we find a WC with tasteful colour tones and plentiful storage.

The stairs are beautifully lit, adding an elegant, luxurious, and cosy touch to the apartment. On the first floor, we find the master bedroom and a study. The study is generously sized, making working from home more enjoyable than being in the office. Thoughtful design has maximised productivity and comfort in this space. Accessed from the study, the master bedroom is spacious, overlooking the serene communal gardens, which enhance its sense of comfort and natural light. The bedroom features integrated wardrobes on either side, perfect for storing designer clothing. The master bedroom also includes a sizeable ensuite bathroom with a beautiful shower, a luxurious bathtub, and ample storage.

Ascending further, we find the other two bedrooms, each with integrated wardrobes and lovely views of the communal gardens. Both bedrooms are equipped with ensuite bathrooms, featuring all the essentials.

## Park Crescent

Park Crescent is one of London's prime locations, rich in history. It is conveniently located just moments from the famous Regent's Park and minutes from Great Portland Street Station. Residents of Park Crescent enjoy access to a range of exclusive facilities, including communal gardens, concierge service, a swimming pool, lounge areas, and more.

Local Council: Westminster City  
Council Tax Band: H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>86</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

