

**£1,195,000**

**Crawford Street**

London, W1H 2NW

## PROPERTY SUMMARY

A spacious four-bedroom, three-bathroom apartment situated on the fourth floor (with lift access) of a highly sought-after portered block in Marylebone.

This desirable property benefits from its prime location on the west side of Marylebone, offering convenient access to the vibrant amenities of Marylebone High Street, the luxury shopping of Oxford Street and Mayfair, and the serene green spaces of Hyde Park. The block itself features a dedicated porter, ensuring both security and convenience for residents.

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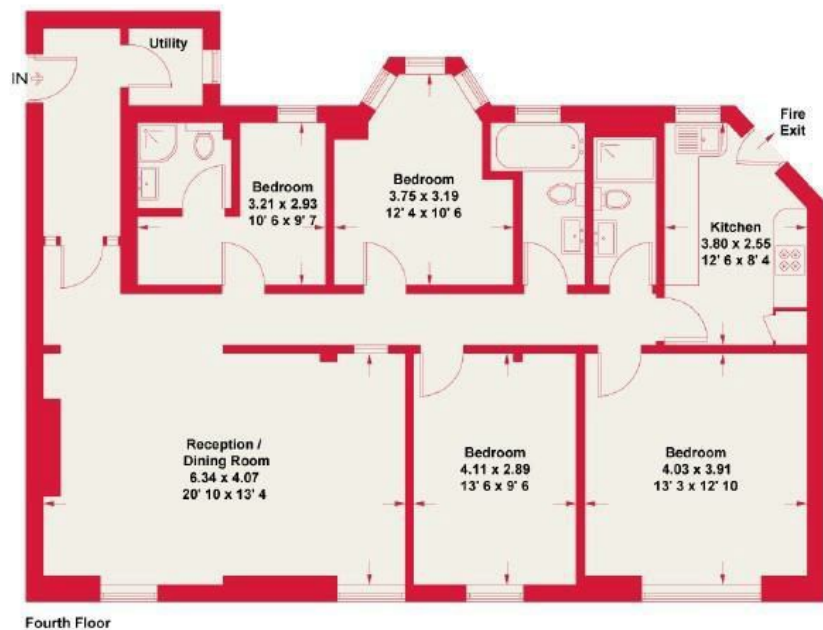


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**EPC RATING: C COUNCIL TAX BAND: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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