

An independent production by  
KENSINGTON'S FINEST SALES & LETTINGS AGENCY



A London Premiere  
NOW SHOWING



NOW SHOWING

75 CRAWFORD STREET  
MARYLEBONE, W1H  
£425 PER WEEK

CONTACT US

020 7881 8080  
lettings@champions.co.uk



---

ON LOCATION IN

75 CRAWFORD STREET

PRESENTING

# A ONE BEDROOM FURNISHED APARTMENT

---

## SYNOPSIS

A newly refurbished one bedroom ground floor apartment in a purpose built development. The property comprises open plan reception/kitchen, bedroom, bathroom and wood flooring.

---

## FULL CAST

**ROAD NAME**  
75 CRAWFORD STREET

**PROPERTY TYPE**  
APARTMENT

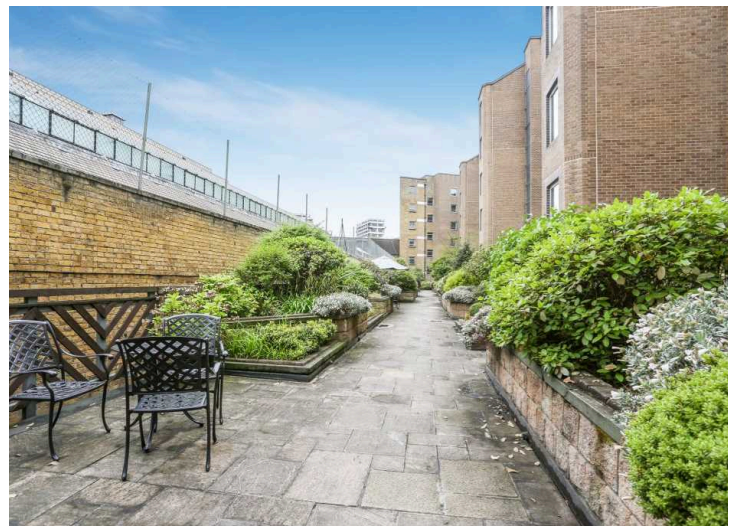
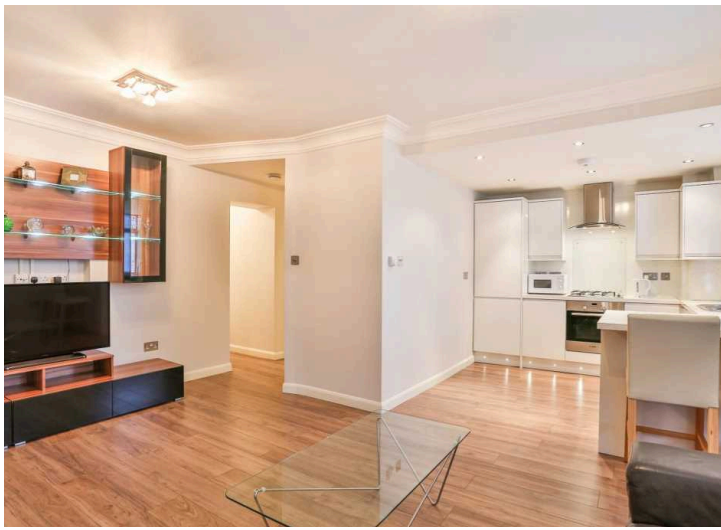
**BEDROOMS**  
1

**BATHROOMS**  
1

**NEAREST TUBE**  
EDGEWARE ROAD

**ENERGY RATING**  
C

Go to our website to view the Energy Efficiency Rating and Environmental Impact Rating chart for this property.





#### TENANCY FEES

Tenants will be liable to pay the following fees to Champions unless otherwise agreed in writing:

**TENANCY CONTRACT FEE**  
£250 + VAT

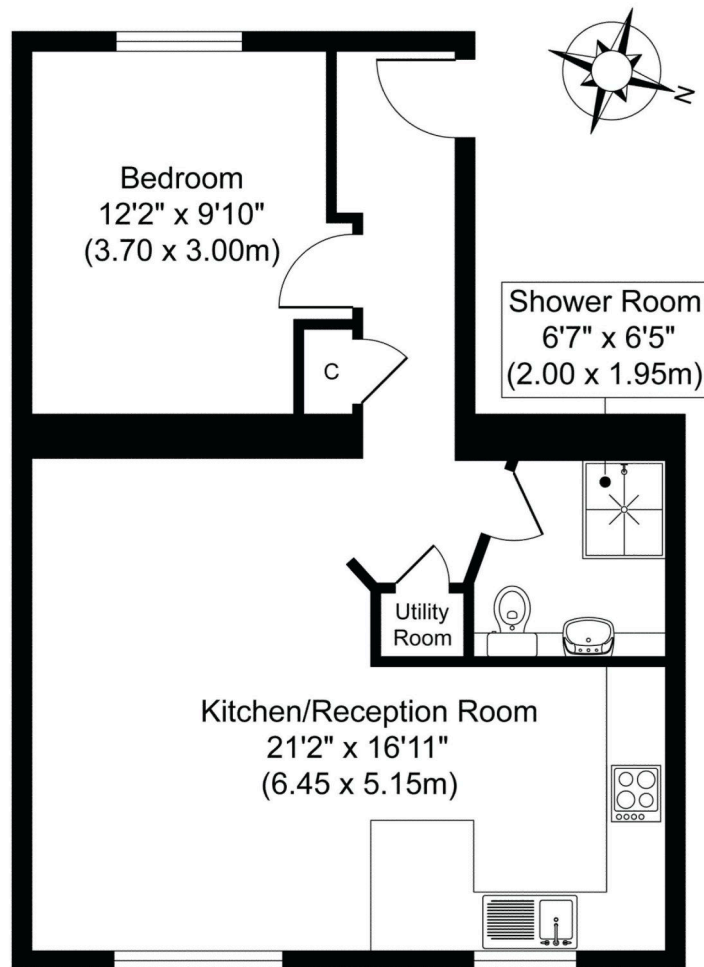
**REFERENCING FEE**  
£35 + VAT OR £35 + VAT  
INDIVIDUAL COMPANY

**RENEWAL  
ADMINISTRATION FEE**  
£150 + VAT

This is only chargeable if you renew or extend your tenancy beyond the end of the initial term. As well as the above, tenants are expected to provide a deposit of six weeks' rent prior to the start of their tenancy and pay for the cost of cleaning and inventory check-out at the end of their tenancy.



CRAWFORD STREET, W1H  
TOTAL APPROX FLOORPLAN AREA 541 SQ.FT (50.23 SQ.M)  
GROUND FLOOR



CHAMPIONS, FOR THEMSELVES AND THE VENDORS OR LESSORS OF THIS PROPERTY, WHOSE AGENTS THEY ARE GIVE NOTICE THAT:

i) These particulars set out a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or contract.

ii) Measurements are given to the following accuracy: rooms are measured to the nearest 90mm and the maximum appropriate measurements are normally given. Rooms of irregular size will be identified in the description or floor plans.

iii) Any mechanical or electrical device has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed.

iv) Some of the photographs taken for this brochure have been taken with a camera using a wide angle lens and are believed to be a fair representation of the property at the time of going to the market. Neither the vendor, Champions nor any person in the employment of Champions has any authority to make or give any representation or warranty whatsoever in relation to this property.