



LDG

8 PARK CRESCENT  
Marylebone



8 Park Crescent







ADDRESS	POSTCODE	LOCAL AUTHORITY	RENT
8 Park Crescent, London	W1B 1PG	Westminster City Council	£1,500 Per Week

## THE SPACE

A brand new apartment in one of London's most exciting new developments, situated in a Grade II Listed building on the edge of Regents Park.

The apartment is situated on the lower ground floor has been beautifully designed, finished to an exceptional standard and measures over 66 sqm / 718 sqft. The apartment has a smart home system that features climate control and surround sound controlled from the central panel as well as access to security cameras in the main reception and entrance to the building. There is also 24hr security, doorman and concierge service.

The spacious entrance hall has built-in storage with shelving and hanging space along with a utility cupboard housing the separate washer and dryer. The reception is spacious and has plenty of natural light from sliding doors that open out onto the central terrace. The terrace separates the reception, kitchen area and bedroom and leads up onto the large private roof terrace. The semi-open plan kitchen is fitted with Miele appliances throughout and there is also a dining area and guest WC. The bedroom has an en-suite shower room as well as built-in wardrobes with integrated drawers and hanging space.

Park Crescent is located on the edge of Regents Park and is a short walk to Marylebone High Street. There is also easy access to both Primrose Hill and St. Johns Wood.

Some images are CGI

Specifics

## ACCOMMODATION

### & FEATURES

- Available 8th July '24
- Exceptional Standard
- Solid Wood Flooring
- Private Terrace
- Gym Access
- 24hr Security
- Concierge Service
- Opposite Regents Park

## COMMUTE

Regents Park - Bakerloo Line  
Great Portland Street - Circle,  
Hammersmith & City and  
Metropolitan Line

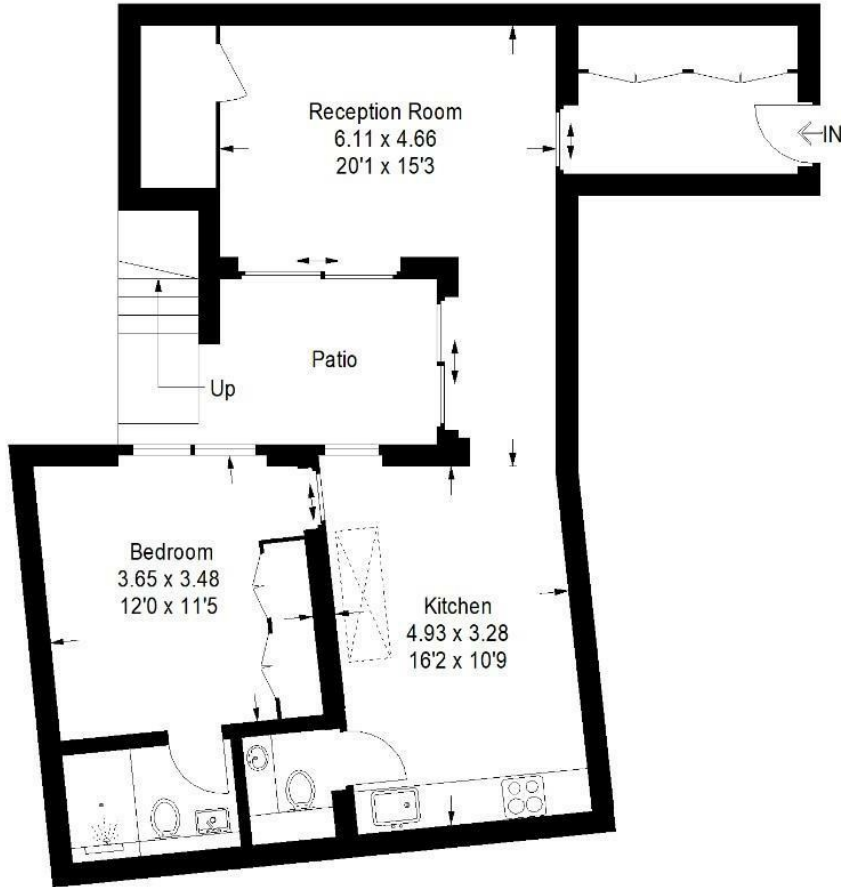
## ON YOUR DOORSTEP

Caravan  
Riding House Cafe  
La Brasserie Milanese  
Stadium Body Works  
Kaffeine  
Regents Park

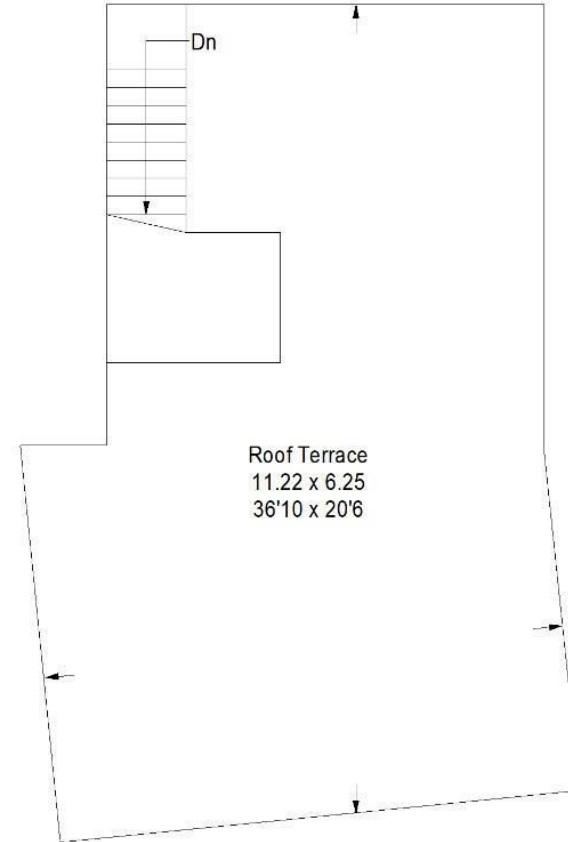
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## Park Crescent

Approximate Gross Internal Area  
66.7 sq m / 718 sq ft



**Lower Ground Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 793934)



Ready to talk?



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