

# Crawford Street, Marylebone **WIH**

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An excellent opportunity to purchase a contemporary penthouse apartment on the top floor of an attractive portered mansion block in Marylebone. Offering bright, well planned accommodation and entertaining space with enviable views over London. It showcases a principal bedroom with an en suite shower room, two additional bedrooms, an additional family bathroom, a spacious reception room and a separate, fully fitted kitchen. Clarendon Court is ideally located for the stylish shops and popular restaurants of Marylebone, as well as the green open spaces of Regent's Park and Hyde Park. There are excellent transport links from Edgware Road, Marylebone and Baker Street Stations.



**Guide price:** £1,450,000

**Tenure:** Leasehold: approximately 189 years remaining

**Service charge:** £9,108.30 per annum, includes £3,375 sinking fund, reviewed annually, next review is due in 2024

**Ground rent:** peppercorn

**Local authority:** City of Westminster

**Council tax band:** G



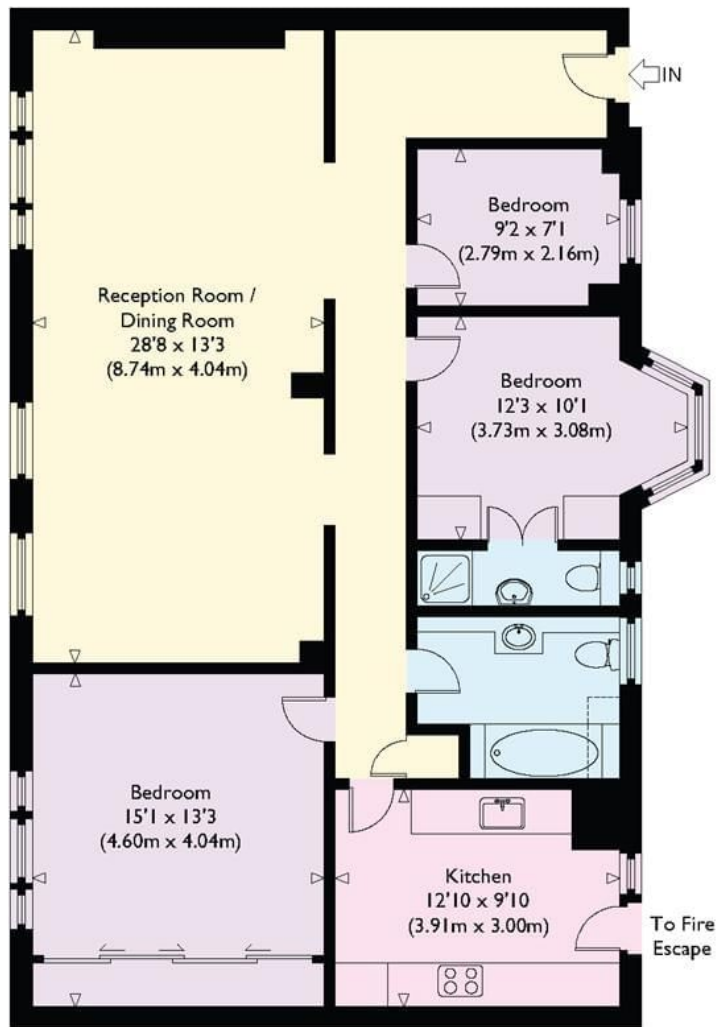




## Crawford Street, W1H

**Approximate Gross Internal Floor Area**  
**110.6 sq m / 1,190 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.



Sixth Floor

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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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