

Park Road, Marylebone NW1

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A beautifully presented apartment situated on the first floor of a portered apartment block in Marylebone.

This stylish apartment had been recently refurbished to excellent standards. It showcases a hallway with built in storage, a large bedroom with built in wardrobes and an en suite bathroom, an additional guest WC, a separate modern kitchen and a reception room with a dining area. The property further benefits from large windows and wood flooring. Rossmore Court, Park Road, is perfectly located seconds away from the greenery of Regent's Park and only a short walk away from the lively shops and restaurants of Marylebone. Excellent transport links from Marylebone, Edgware Road, Baker Street and Regent's Park stations.



**Guide price:** £725,000

**Tenure:** Leasehold: approximately 134 years remaining

**Service charge:** £4,291.52 per annum. Reserve fund £1,775.52 per annum. Reviewed every year, next review is due 2024.

**Ground rent:** peppercorn

**Local authority:** City of Westminster

**Council tax band:** D





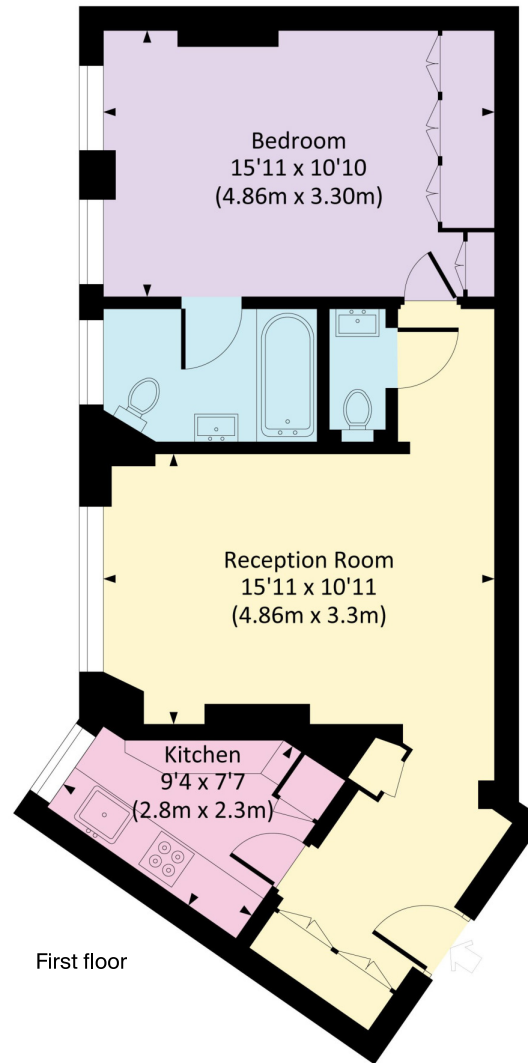




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**Approximate Gross Internal Floor Area**  
**55.3 sq m / 595 sq ft**

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.



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