

Park Crescent

• • W1B 1PE
PCM: £3,250 PCM



coopers
est 1986

Park Crescent

• • W1B 1PE

Unusually large one bedroom flat on the second floor of a prestigious portered building on the edge of Regent's Park.

This exceptionally spacious South-West facing property offers a very large, bright reception room, good-sized double bedroom with excellent storage, brand new shower room and separate modern kitchen.

As well as a 24hr concierge, the tenants have use of two of the largest communal gardens in London, perfect for entertaining.

Situated just a few minutes walk from Marylebone High Street, Oxford Street and Great Portland Street, Park Crescent is perfectly placed for enjoying the unique attractions of W1. Transport links are superb with easy access to Bakerloo, Jubilee, Hammersmith & City, Metropolitan and Circle and Northern tube lines and multiple bus routes from Regent's Park station.

CONCIERGE

South West facing apartment bathed in natural light

Private Front and Rear Gardens within gated area

- Newly rebuilt Grade 1 listed stuccoed terrace facade by John Nash

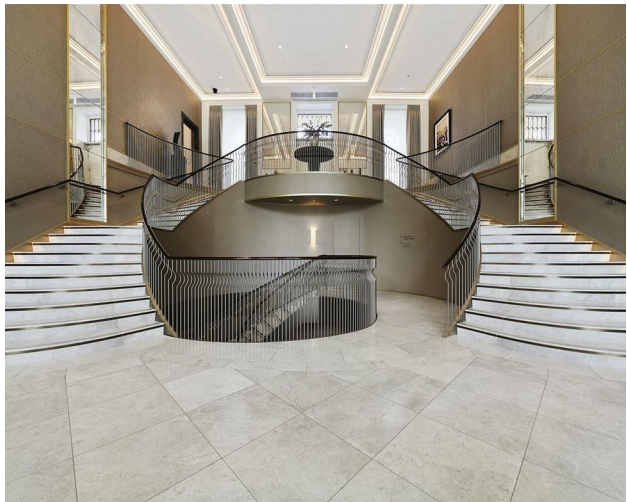
- Double height grand entrance lobby with use of two luxury lounges for residents

Ample built in storage

£750 Holding Deposit

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







Schools:



Train:



Car:

M4, A40, M25, M40



Council Tax Band:

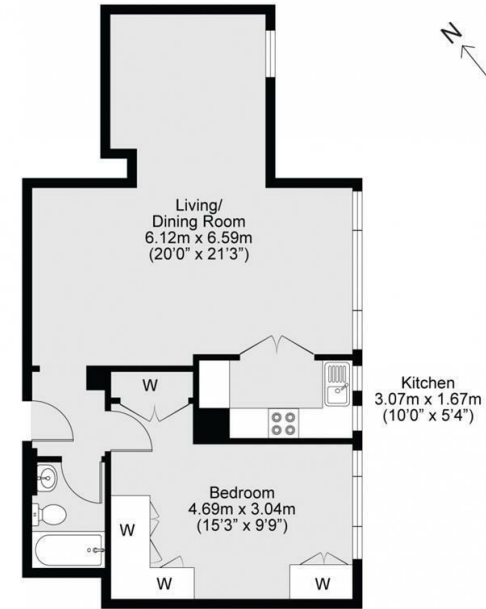
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(Distances are straight line measurements from centre of postcode)



Park Crescent, London, W1B 1PE

GROSS INTERNAL AREA
60.0sqm / 645.8sqft



GROSS INTERNAL AREA(GIA)
The footprint of the property
60.0sqm / 645.8sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.0sqm / 43.0sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Verandah etc.
0.0 sqm / 0.0sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

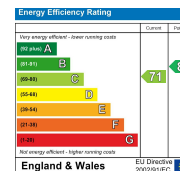
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.