

# LCP/PrivateOffice

est.1990

**Crawford Street, Marylebone, W1H**  
**Asking Price £995,000 STC**



## Description

A bright two bedroom, two bathroom apartment situated on the third floor of this popular, purpose built portered block in Marylebone.

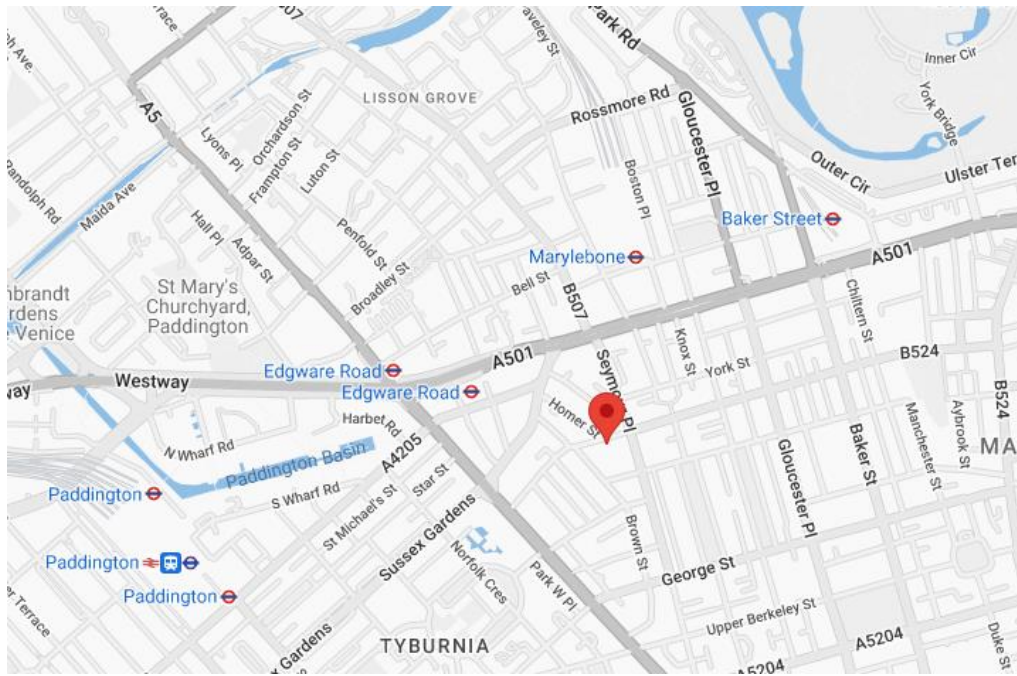
There is a light, well presented reception room with fully fitted open plan kitchen, two good sized double bedrooms, one with an ensuite bathroom and a separate shower room. The building further benefits from a 24hr porter, Gym & Sauna, communal terrace and underground parking (by separate negotiation).

Located at the western end of Crawford Street on the junction with Seymour Place, the flat is well placed to take advantage of all that Marylebone has to offer, including an extensive selection of shops bars and restaurants. Edgware Road Underground Station (Hammersmith & City plus District and Circle Lines) provide access in and out of the City. There is also the nearby Paddington Station giving access to the Heathrow Express and Elizabeth Line.

## Accommodation

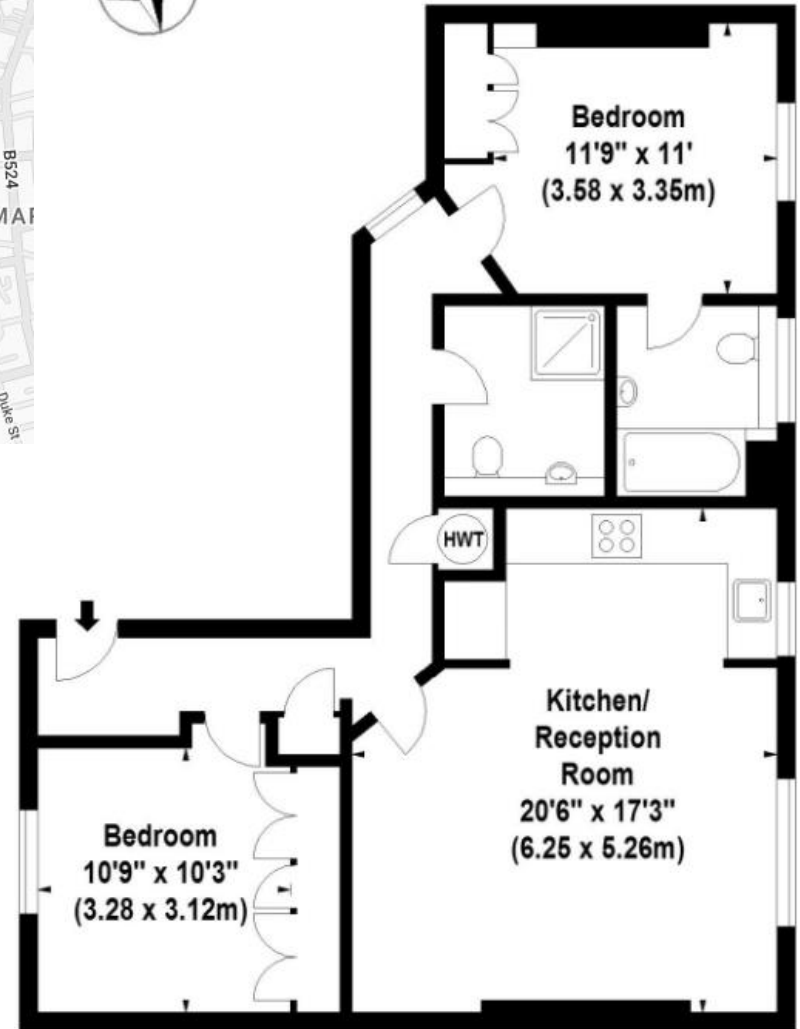
3<sup>rd</sup> Floor Flat | Open Plan Kitchen / Reception Room | Two Double Bedrooms | Ensuite Bathroom | Shower Room | 24hr Porter | Gym & Sauna | Communal Terrace 846 sq ft (41 sq m)

<b>Asking Price</b>	£995,000 STC
<b>Lease</b>	Share of Freehold
<b>Service Charge</b>	£8,259 per annum (inc.reserves)
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	Westminster Band G



## Macready House, Crawford Street, W1

Approx. Gross Internal Area \*  
846 Sq Ft - 78.59 Sq M



Energy Efficiency Rating		Current	Potential
Very energy-efficient - lower running costs			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>	<b>64</b>	<b>72</b>
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
Not energy-efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



LCP House, Ogle Street, London W1W 6HU  
sales@lcpprivate.com  
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