



## CRAWFORD STREET

London, W1H



## CLASSIC CHARM AND EXCELLENT LAYOUT

A first-floor flat located in a gracious period building on Crawford Street in Marylebone.

|                                                                                     |                                                                                     |                                                                                     |     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|
|  |  |  | EPC |
| 2                                                                                   | 2                                                                                   | 1                                                                                   | C   |

Local Authority: City of Westminster

Council Tax band: G

Tenure: leasehold, approximately 960 years remaining

Ground rent: £150 per annum

Service charge: £8,083.84 per annum, reviewed every year, next review due 2026

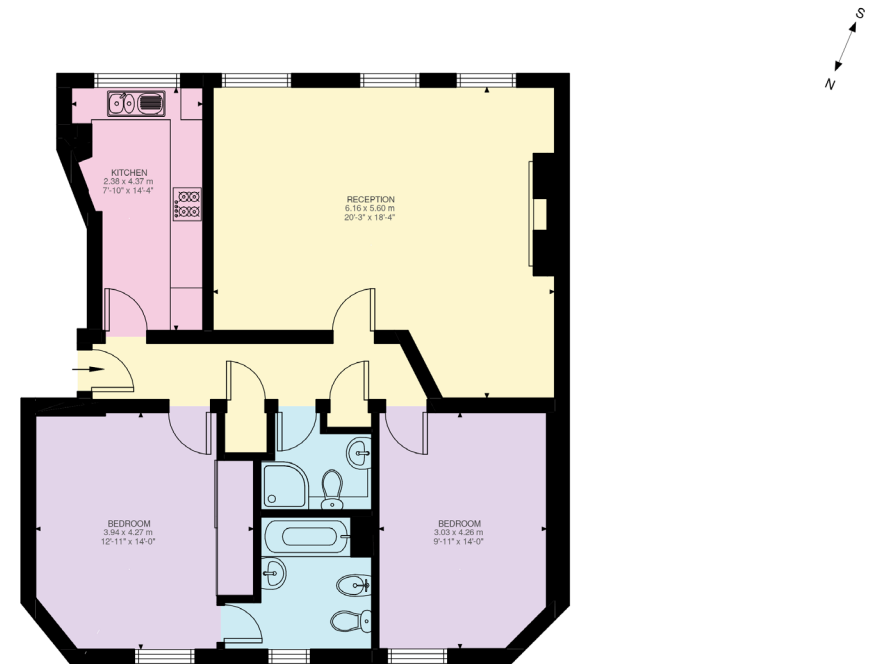
**Guide price: £875,000**



The property comprises a bright space with expansive windows that fill the living area with natural light. The sleek kitchen is well-equipped with white cabinetry and modern appliances, ideal for culinary enthusiasts. The bedrooms offer a peaceful setting with a soft, neutral palette, ensuring restful nights. A pristine bathroom with modern fixtures adds to the comfort and style. The property also includes a parking space and access to communal areas.

Macready House is located in the heart of London, providing residents with access to the vibrant lifestyle and amenities of the city. With a variety of transport options, including nearby Underground stations, commuting across London is straightforward. The area is rich in cultural and historical attractions, offering an exciting urban living experience.

Please note that we have been unable to confirm the Ground Rent review period. Please make your own enquiries.



Approximate Gross Internal Area = 88.63 sq m / 954 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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