

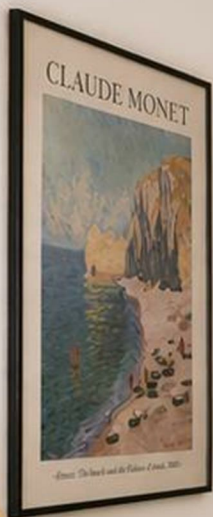
LEXINGTONS



FOR
SALE

Glentworth Street, London, NW1
Asking Price £995,000

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Clarence Gate Gardens Glentworth Street London, NW1 6AY

- Located within the iconic Clarence Gate Gardens- Share of freehold - Leasehold (996 years unexpired)
- Original fireplace, herringbone floors and period architectural detailing
- Moments from The Regent's Park - 0,4m
- Grand reception room with bay window.
- Three bedrooms - Two bathrooms - High ceilings - Original parquet flooring - 962 SQ FT/ 89.36 SQ M
- Separate kitchen diner overlooking a communal courtyard garden
- Moments from stations; Baker Street Station (0,1m) and Marylebone (0,3m)
- Service charge £8,800 pa - Ground rent- £0

Set within the iconic Clarence Gate Gardens, one of Marylebone’s most distinctive Edwardian mansion blocks, this beautifully proportioned three-bedroom, two-bathroom apartment combines period character with exceptional space moments from Regent’s Park. Accessed via an impressive communal entrance with original mosaic flooring, marble stairs, decorative ironwork and lift access, the building immediately reflects its early 1900s heritage.

Positioned on the mezzanine, lower ground floor, the apartment feels far from typical, offering unusually high ceilings, generous rooms and beautifully preserved original features including herringbone parquet flooring, elegant archways and a decorative fireplace.

The spacious reception room provides separate living and dining areas, while the kitchen overlooks a peaceful communal patio garden just outside the window, a rare green retreat in central London.

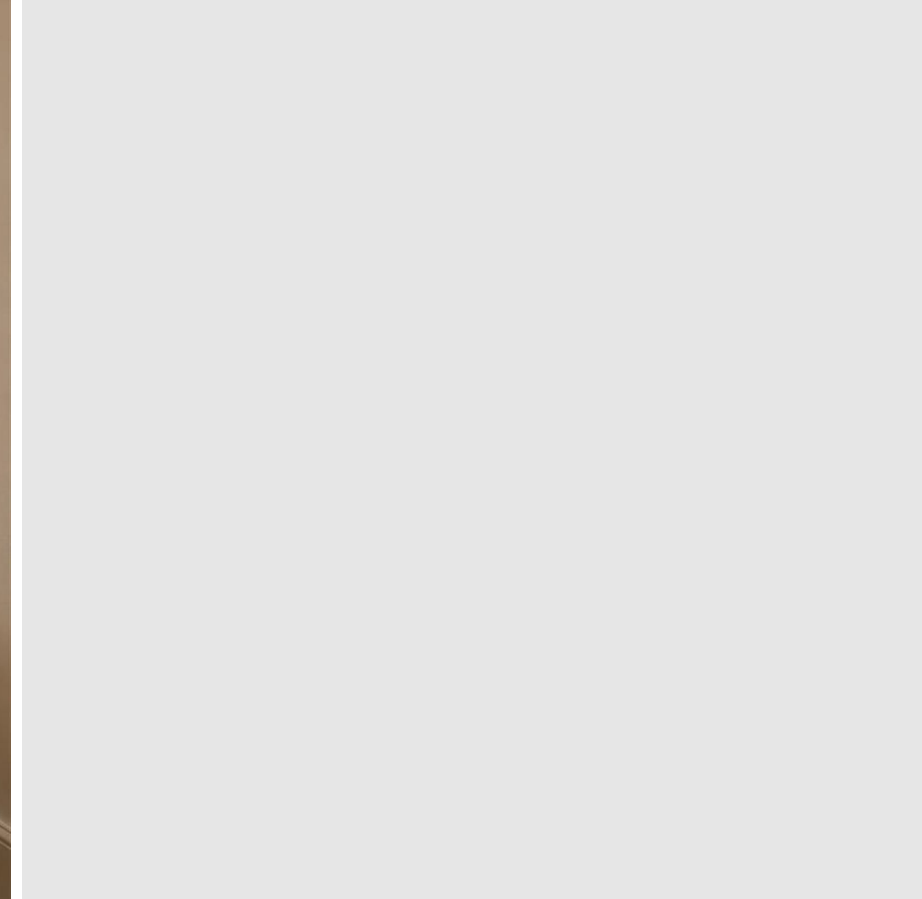
Moments from The Regent's Park, Baker Street Station 0,1m) and Marylebone High Street.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. *Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

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Directions



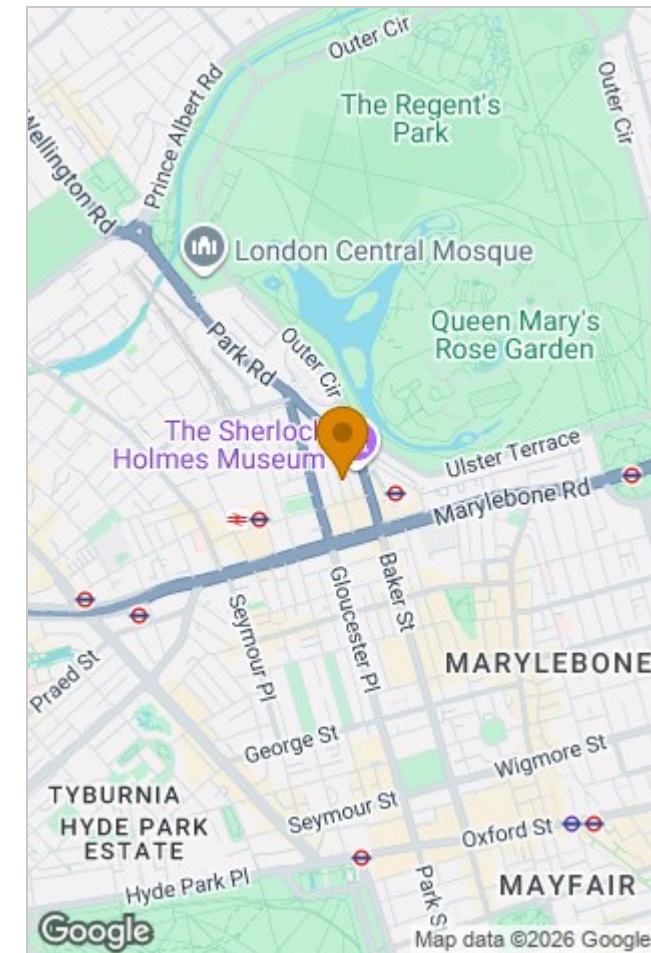
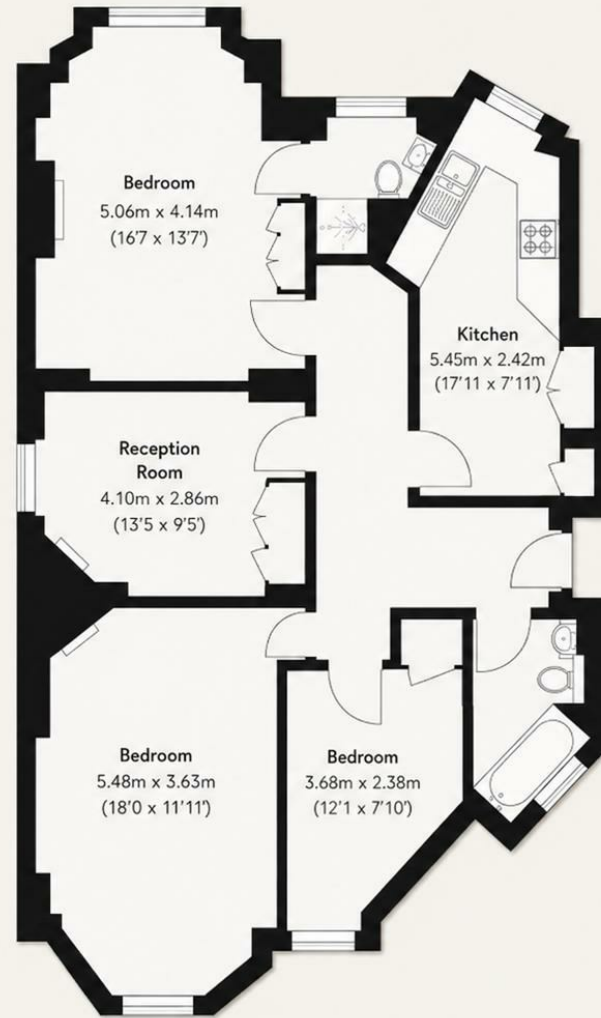


3 BEDROOM APARTMENT

FLOORPLAN

TOTAL AREA
89.36 sq. m.
(962 Sq. ft.)

All measurements are approximate.
Floorplan is for illustrative purposes only.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.