



## THE REGENTS CRESCENT

Marylebone W1B



# FIVE-BEDROOM PENTHOUSE IN A SOUGHT-AFTER LOCATION

This elegant penthouse benefits from private parking, 24 hour concierge and outside space.



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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 130 years remaining

Ground rent: £3,500 per annum, reviewed every 10 years, next review due December 2026

Service charge: £106,485.40 per annum, reviewed annually, next review due December 2026

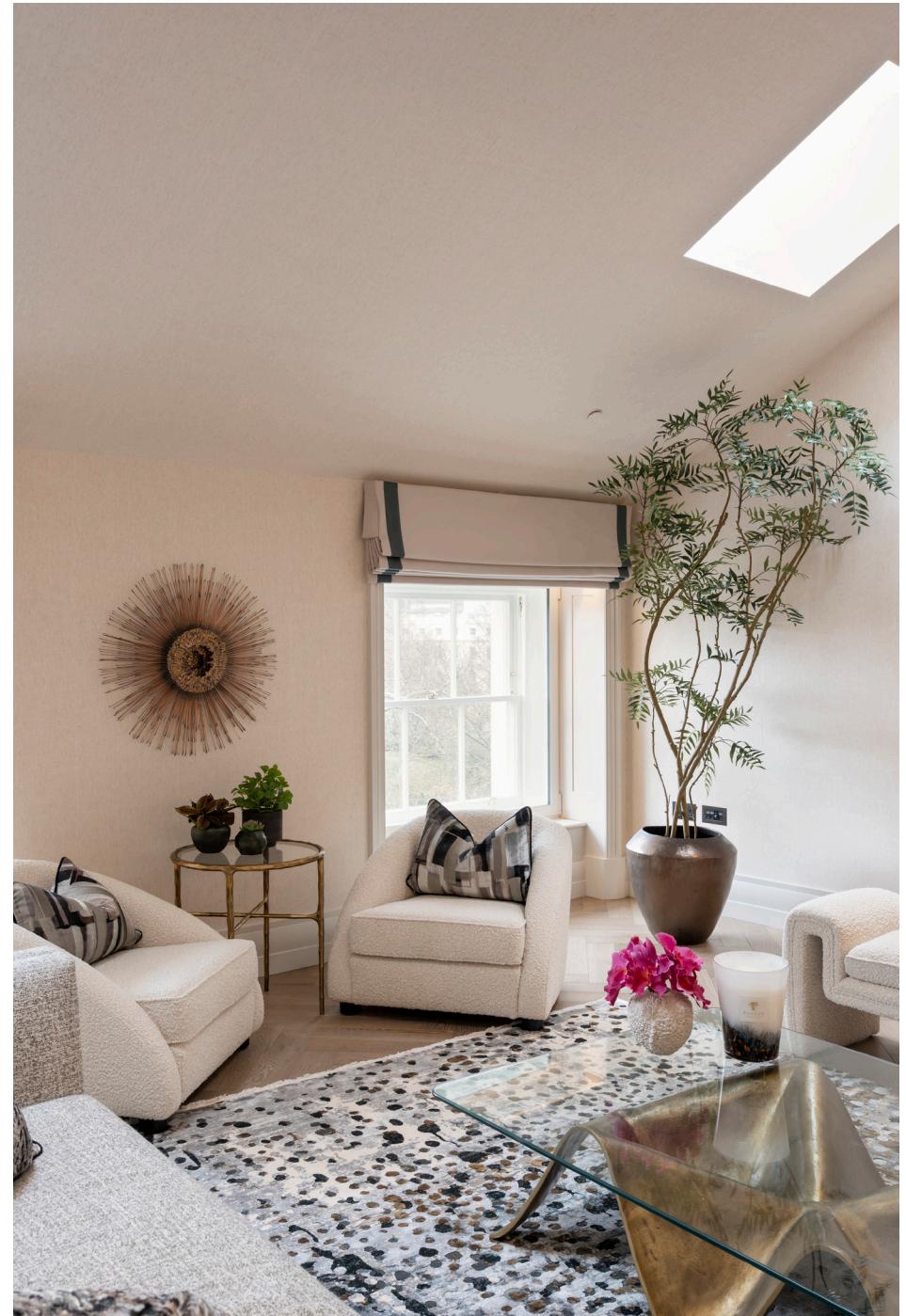
Guide Price: £24,750,000



## CRAFTED TO EXCEPTIONAL STANDARDS

A light-filled and generously proportioned duplex residence of approximately 5,285 sq ft, positioned in one of Central London's most sought-after locations.

The layout includes a grand double reception and dining area, a family lounge, a bespoke kitchen, a study/library, a principal suite with dressing room, four additional bedroom suites, a utility area, ample storage, a guest cloakroom, and three private terraces.



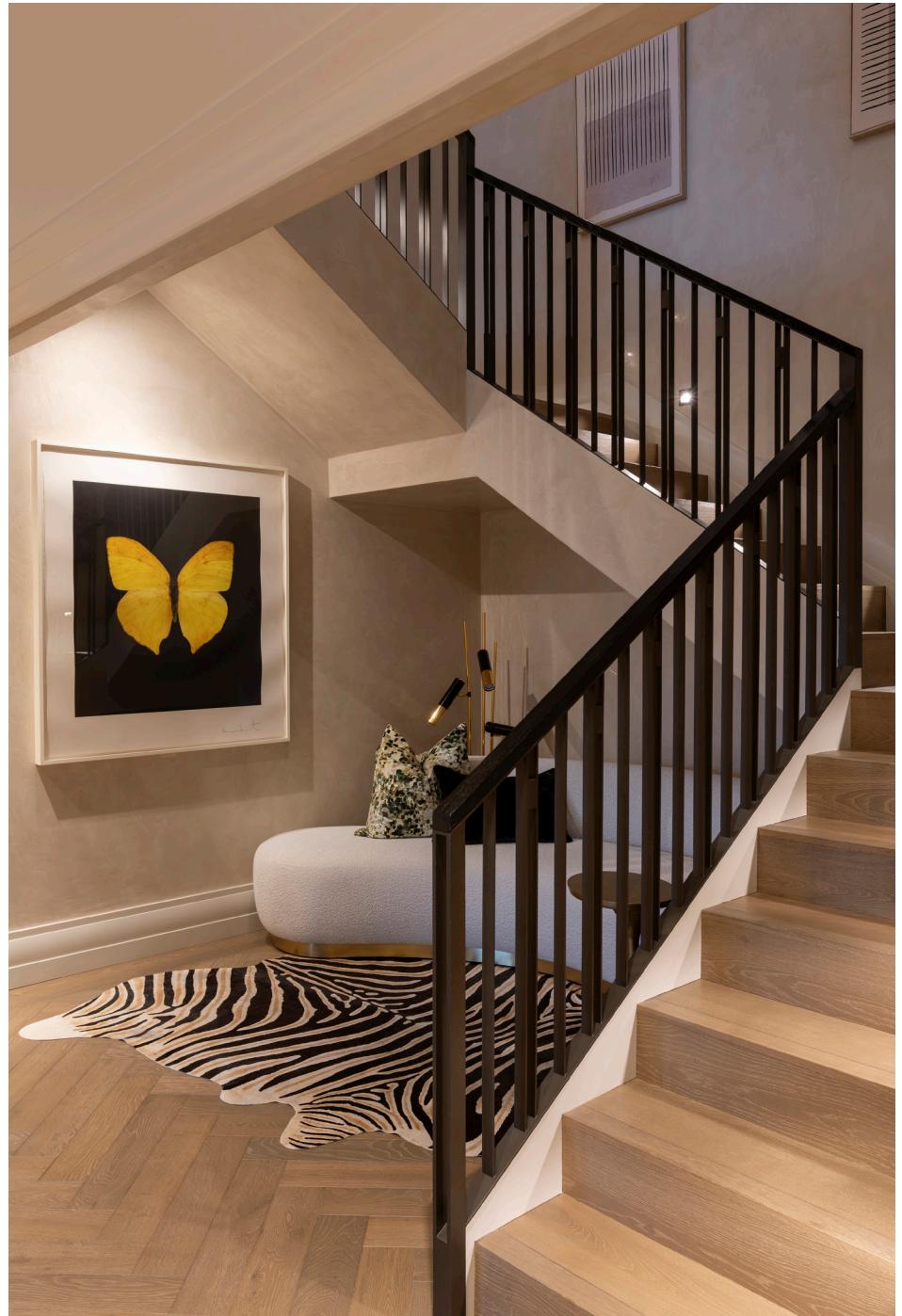






## METICULOUSLY DESIGNED

Designed to an exceptional specification, the property delivers refined lateral living across two floors, featuring expansive spaces ideal for entertaining.







## WONDERFUL LOCATION

The development enjoys a prime location between Regent's Park and Portland Place. Positioned in London's vibrant core, this distinguished setting blends the stately charm of a crescent with the calm of Regent's Park. From here, you are steps away from celebrated eateries, iconic museums, and premier attractions, all within easy reach.



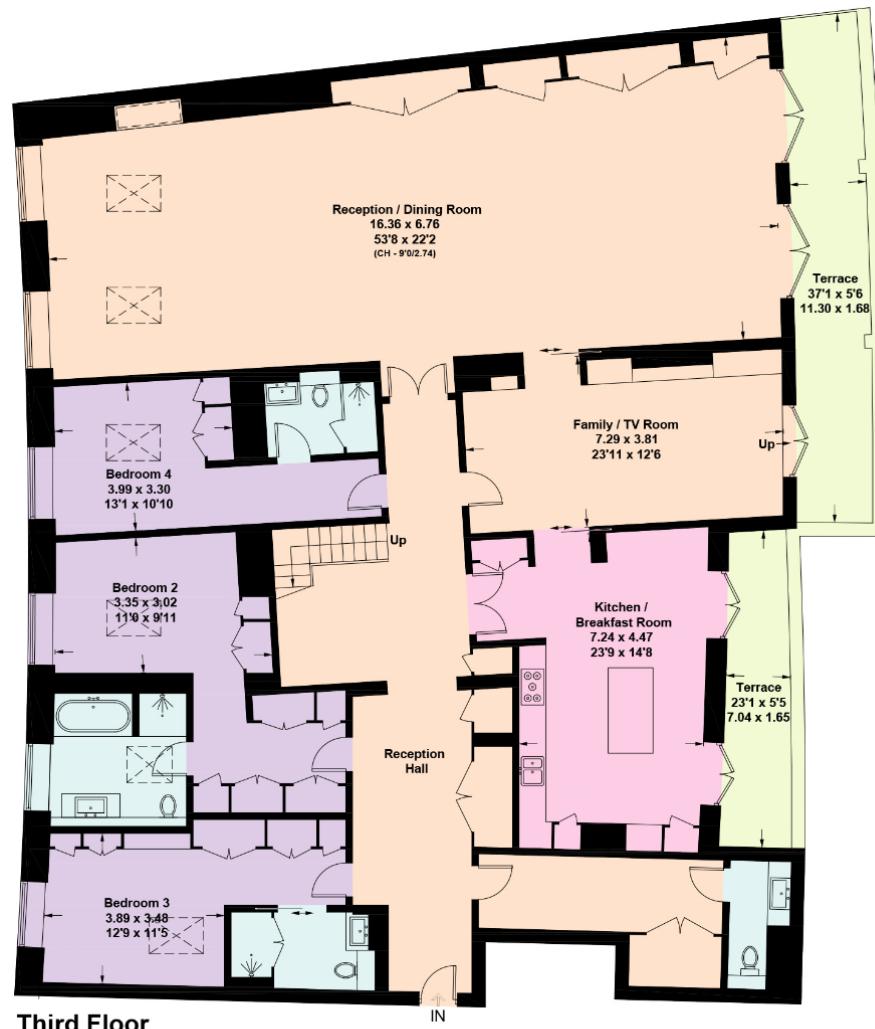


## LUXURIOUS AMENITIES

Additional advantages include exclusive entry to landscaped communal grounds at the rear and direct access to Park Square Gardens at the front of the property. Residents enjoy exclusive entry to a comprehensive range of amenities, including an indoor pool, fitness suite, dedicated yoga and Pilates studio, steam and sauna rooms, private treatment spaces, a cinema, and a business lounge. The property also provides round-the-clock concierge assistance and includes valet parking for one vehicle.







Approximate Gross Internal Area = 486 sq m / 5,231 sq ft  
 Including Limited Use Area (7.2 sq m / 77 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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