



PARK CRESCENT

Marylebone, W1B



A TRUE GEM AT THE MOST PRESTIGIOUS ADDRESS

Situated within a rare Grade II listed build in one of London's most prestigious and historically fascinating locations on the edge of Regent's Park.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 131 years remaining

Ground rent: £700 per annum, reviewed every 25 years, next review due 2057

Service charge: £18,236 per annum, reviewed every year, next review due 2026

Guide price: £11,950,000



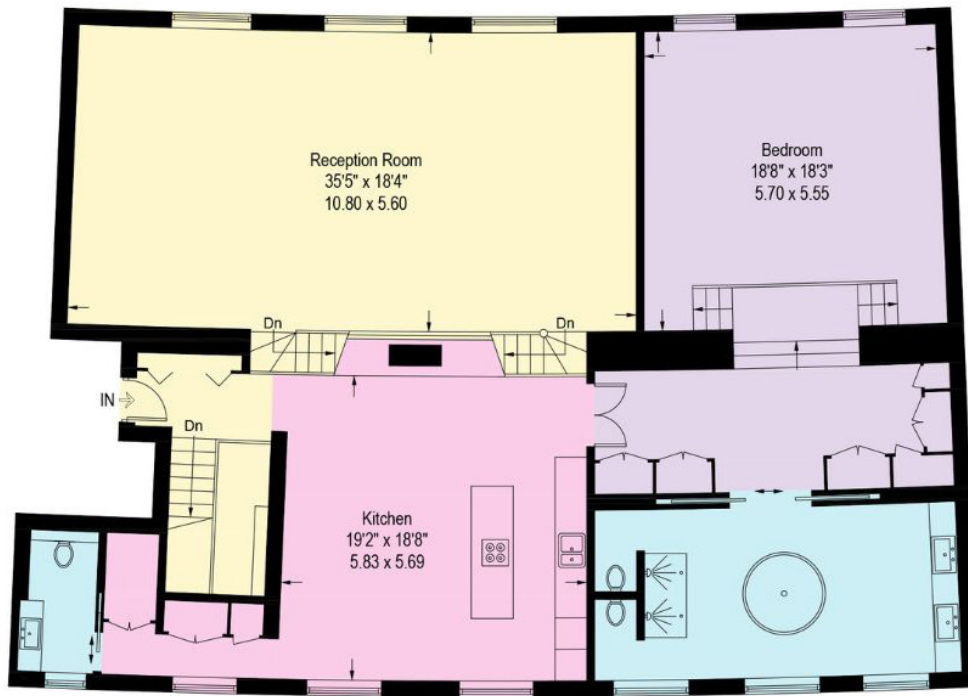
BRIGHT AND MODERN HOME

This bright first floor apartment is finished to an exceptional standard throughout and features stunning ceiling heights and modern fixtures and fittings. Comprising a large open plan reception room, dining area and floor to ceiling windows overlooking the communal gardens, large kitchen, principal bedroom alongside three additional double bedrooms and four bathrooms. When entering the apartment, you are greeted by a modern kitchen with breakfast island and separate dining table. The reception/dining area is on a separate raised level, featuring stunning floor-to-ceiling windows offering an abundance of natural light. The lower level consists of a separate guest WC and cloakroom, with immaculate master bedroom offering outstanding views, separate walk-in wardrobe and bathroom suite. The second floor offers three double bedrooms all with ample storage and two with en-suites all designed to a high standard. Resident's benefits include day-time concierge and exclusive access to eight acres of communal gardens. Park Crescent is in a highly coveted location on the edge of London's Regent's Park. It is one of the most famous Royal Parks and retains many elements of John Nash's original design covering more than 400 acres.

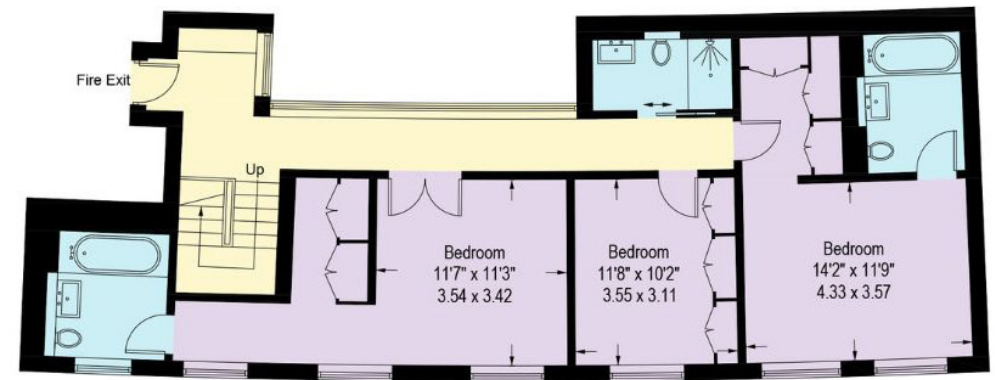








First Floor



Second Floor

Approximate Gross Internal Area = 293.1 sq m / 3,155 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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