



A spectacular two bedroom apartment situated on the seventh floor with a lift located within the grounds of newly rebuilt Regents Crescent.

Park Crescent, Marylebone, London, W1B

Guide price £1,550,000, Leasehold (approximately 136 years remaining)



A spectacular two bedroom apartment situated on the seventh floor with a lift located within the grounds of newly rebuilt Regents Crescent.

Two bedrooms • Two bathrooms • Reception room with dining area • Modern kitchen • Lift • Porter • Seventh floor • Service charge approximately £8,000 per annum • Ground rent approximately £200 per annum • EPC = E

Local Information

Park Crescent is located at the northern end of Portland Place close to Regent's Park. The boutique shops and restaurants of Marylebone High Street lie to the west with the world renowned shopping of Oxford Street to the south. Situated in the heart of Marylebone and just moments from Marylebone High Street, Oxford Street and Mayfair.

Nearby transport links include Regent's Park and Great Portland Street underground stations, Marylebone and Euston train stations, and access to the West and Heathrow via the A40.

About this property

A spectacular two bedroom two bathroom apartment situated on the seventh floor of a highly sought after building. With access to exclusive key-entry private rear gardens within Regent's Park. The apartment consists of a spacious reception room with a dining area and an open plan kitchen creating a perfect space for entertaining, principal bedroom with an en suite bathroom, second bedroom and shower room. The apartment further benefits from access to the private gardens of Park Square and Park Crescent. This building benefits from a lift and porter.

Please note the pictures were taken on 15.02.2020

Tenure

Leasehold (approximately 136 years remaining)

Local Authority

Westminster City Council

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.

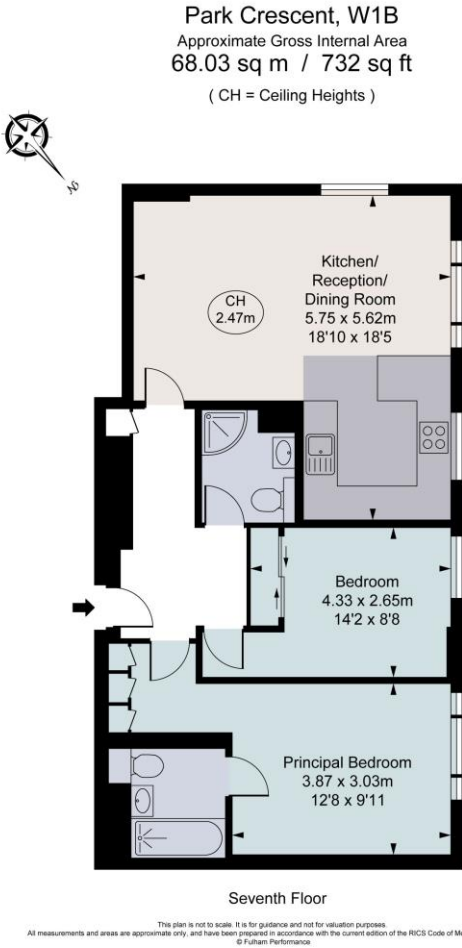




Park Crescent, Marylebone, London, W1B
Gross Internal Area 732 sq ft, 68 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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