



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

**Park Crescent, London, W1B**

Guide Price £1,195,000

Leasehold (Lease Expiry December 2157)

**savills**



Reception • Kitchen • Two bedrooms • En-suite bathroom •  
Porter • Private gardens • Lift • Spectacular entrance hallway •  
Corner aspect

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### 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, one 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 separate kitchen. There is a principal bedroom, second bedroom and bathroom. The apartment further benefits from access to the private gardens of Park Crescent, as well as a lift and porter.

### Tenure

Leasehold (Lease Expiry December 2157)

### Council Tax

Band = F

### Ground Rent

£200 per annum (reviewed every 5 years)

### Service Charge

£8, 600 per annum (reviewed every year)

### Energy Performance

EPC Rating = D

### Viewing

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





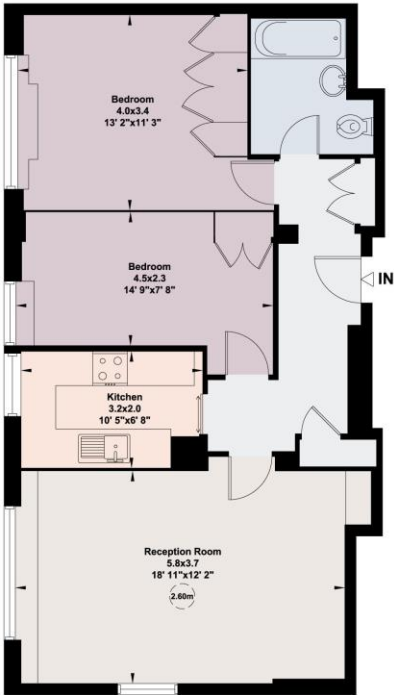


Park Crescent, London, W1B  
Gross Internal Area 747 sq ft, 69.4 m²

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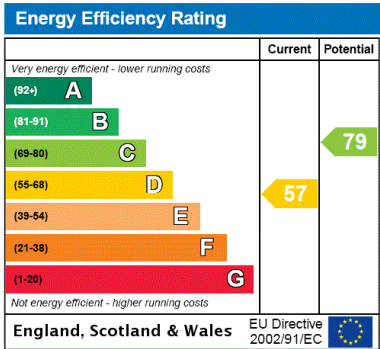
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Park Crescent, W1  
Gross internal area (approx.)  
69 Sq m (747 Sq ft)  
For identification only, Not to Scale



Seventh Floor

For guidance only and must not be relied upon as a statement of fact.



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