



Park Crescent
Marylebone, W1B

£650,000

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HOMESITE

Bright studio apartment in this stunning period building with communal gardens

FULL DETAILS

A well-presented studio apartment situated in this stunning building in the heart of Marylebone. This bright apartment has a spacious studio room with enough space for a separate sleeping area and lounge/dining area. There is also a modern separate kitchen and bathroom (with bath) and wooden floors throughout. When you enter the building you are greeted by a very impressive sweeping staircase which leads down to the twenty-four hour concierge and luxurious communal lounges. There are also landscaped communal gardens to the rear of the property along with a communal garden to the front and Regents Park is just over the road. Superbly located for London's bustling West End including Oxford Street and Regents Street. There are also numerous tube and train stations nearby.

PROPERTY FEATURES

- Stunning building with a luxurious entrance
- 24 hour concierge
- Communal Gardens
- Bright studio apartment
- Council Tax Band D - Westminster City Council

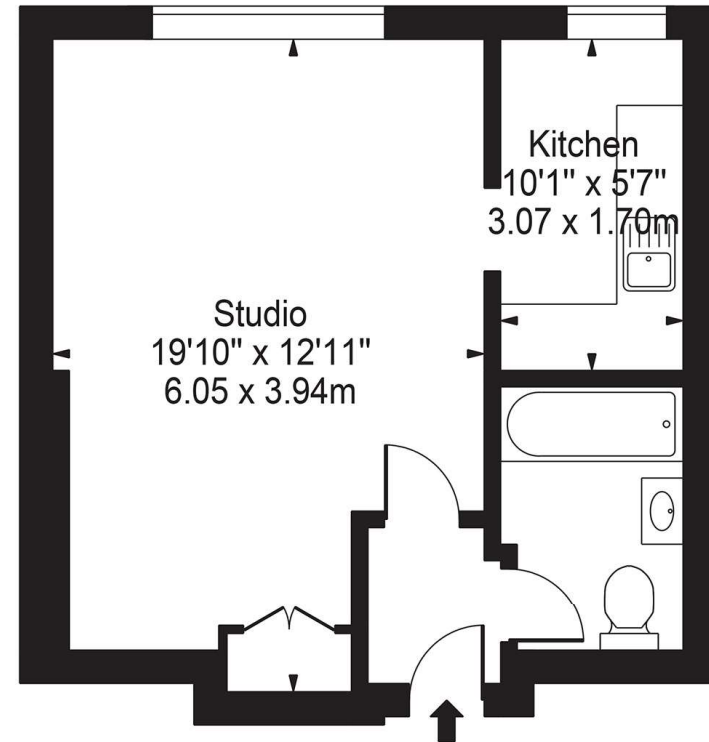
PROPERTY INFO

TENURE
Leasehold, approx. 132 years

SERVICE CHARGE
£2,667.73 bi-annually

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Park Crescent, W1B
Approx. Gross Internal Area 356 Sq Ft - 33.07 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.