







# Bright studio in this stunning period building

#### **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.

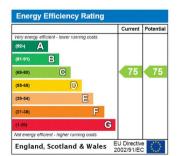
#### PROPERTY FEAUTURES

- 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

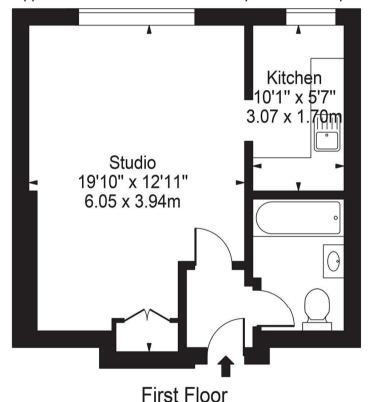
**SERVICE CHARGE** £2,667.73 bi annually



## Park Crescent, W1B



Approx. Gross Internal Area 356 Sq Ft - 33.07 Sq M



### 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 quited are approximate and should not be used to value a property or be the basis of any sale or let.

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT. Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the

size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not ease. Fittings shown on floor plans may not match the actual alyout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or overareating whatever in relation to this property.