



**MACREADY HOUSE, CRAWFORD STREET, MARYLEBONE, W1H
£1,000,000 LEASEHOLD PLUS SHARE OF FREEHOLD**

LOCATED IN MARYLEBONE W1 - A STYLISH, LIGHT, WELL PROPORTIONED (ABOUT 930 FT² / 86M²) TWO BEDROOM, TWO BATHROOM, FOURTH FLOOR (WITH LIFT), SHARE OF FREEHOLD APARTMENT, SET WITHIN A PURPOSE BUILT BLOCK, WITH 24HR PORTER AND COMMUNAL GARDENS.

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DESCRIPTION:

This light south facing apartment is beautifully presented and well proportioned. It comprises an open plan kitchen/reception room, master bedroom with fitted wardrobes and ensuite bathroom, bedroom two with fitted wardrobes and a family shower room.

Macready House benefits from a 24hr porter and attractive communal garden; plus for those who enjoy the green open spaces, it is equidistant from the Royal Parks - Regent's Park and Hyde Park.



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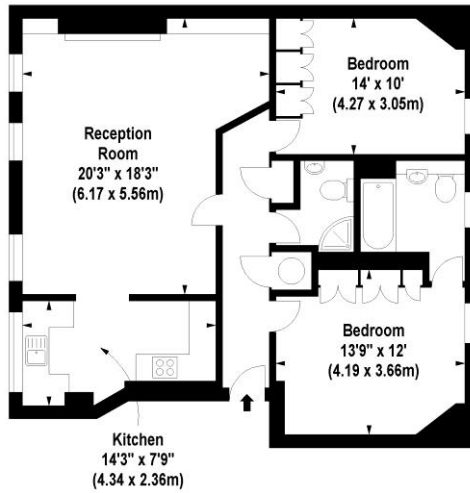


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**Macready House,
Crawford Street, W1**

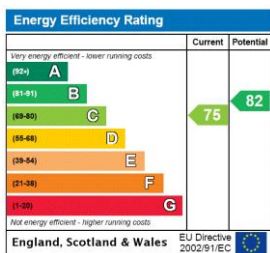
Approx. Gross Internal Area*
930 Sq Ft - 86.40 Sq M



Fourth Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold with Share of Freehold
Term: Expires - 01/10/2986
Service Charge: About £8,300 per annum
Ground Rent: About £300 Annually (subject to increase)
Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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