

Park Crescent, London, W1B
£795,000 Leasehold

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Winkworth Mayfair
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for every step...

Bright Marylebone apartment with access to private gardens

ABOUT THIS FLAT

A well-presented one-bedroom apartment located on the fourth floor (with lift) of the sought-after Nash Terrace development in the heart of Marylebone. The property features restored original parquet flooring, double glazing and excellent natural light throughout. Accommodation comprises an entrance hallway with storage, a generous reception room with dining area, a semi-open-plan, recently refurbished kitchen with dishwasher,

a double bedroom with extensive built-in storage, and a bathroom with shower over bath. Residents also benefit from access to private communal gardens and lawn tennis courts. Park Crescent is ideally positioned moments from Regent's Park and Great Portland Street underground stations, with Marylebone High Street, Oxford Street and the open spaces of Regent's Park all within easy reach.

KEY FEATURES

- 1 bedrooms
- 1 reception room
- 1 bathrooms
- 565 Square Feet
- Upper floor with lift
- Prime Location









FINER DETAILS

- Tenure: Leasehold 100 years remaining
- Service Charge: £8,500 pa
- Ground Rent: Peppercorn
- EPC Rating: C
- Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

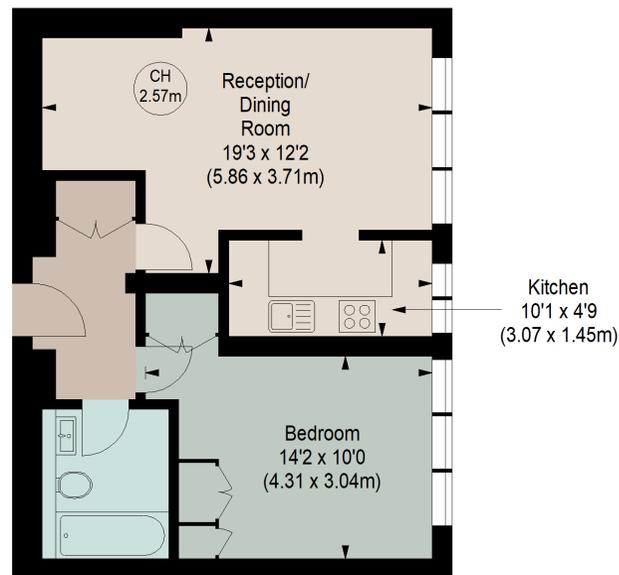
PARK CRESCENT, W1B

Approximate gross internal area

565 sq ft / 52.49 sq m



Key :
CH - Ceiling Height



FOURTH FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.



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