



## PARK CRESCENT, MARYLEBONE, LONDON, W1

ASKING PRICE £750,000  
LEASEHOLD

For further information,  
please call our  
Regents Park Sales  
office on +44 20 7723 9988

A bright two bedroom flat on the seventh floor of this prestigious portered block in the heart of Marylebone village, with its short walking distance from Baker Street and Regents Park tube Stations.

The flat benefits from access to the exclusive garden in the crescent, along with the tennis courts, play area for children and the option to hire the park for Private functions.

Park Crescent occupies a prime location at the top end of Portland Place offering easy access into Regent's Park & the West End.

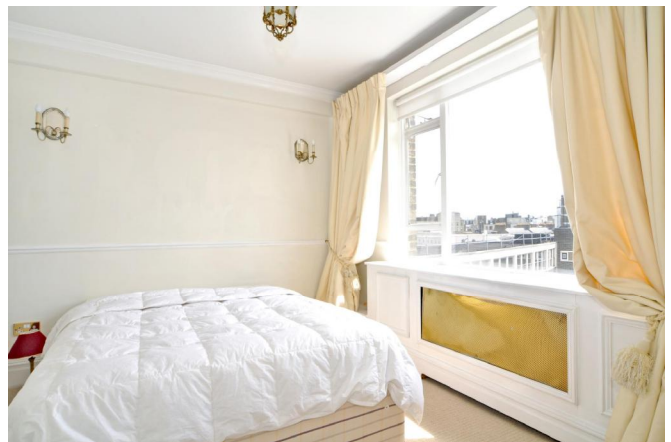
### Regent's Park Office

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T: +44 (0)20 7723 9988 F: +44 (0)20 7723 9958 E: sales@sandfords.com

### Marylebone Village Office

6 Paddington Street, Marylebone Village, London W1U 5QG  
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### Accommodation

Entrance hall, reception room, kitchen, two bedrooms and two bathrooms

### Benefits

- § Lift
- § 24 hour porter
- § Communal heating and hot water
- § Communal gardens
- § Offering easy access into Regent's Park and the West End

### Tenure

Leasehold, with approximately 72 years remaining

### Ground Rent

To be advised

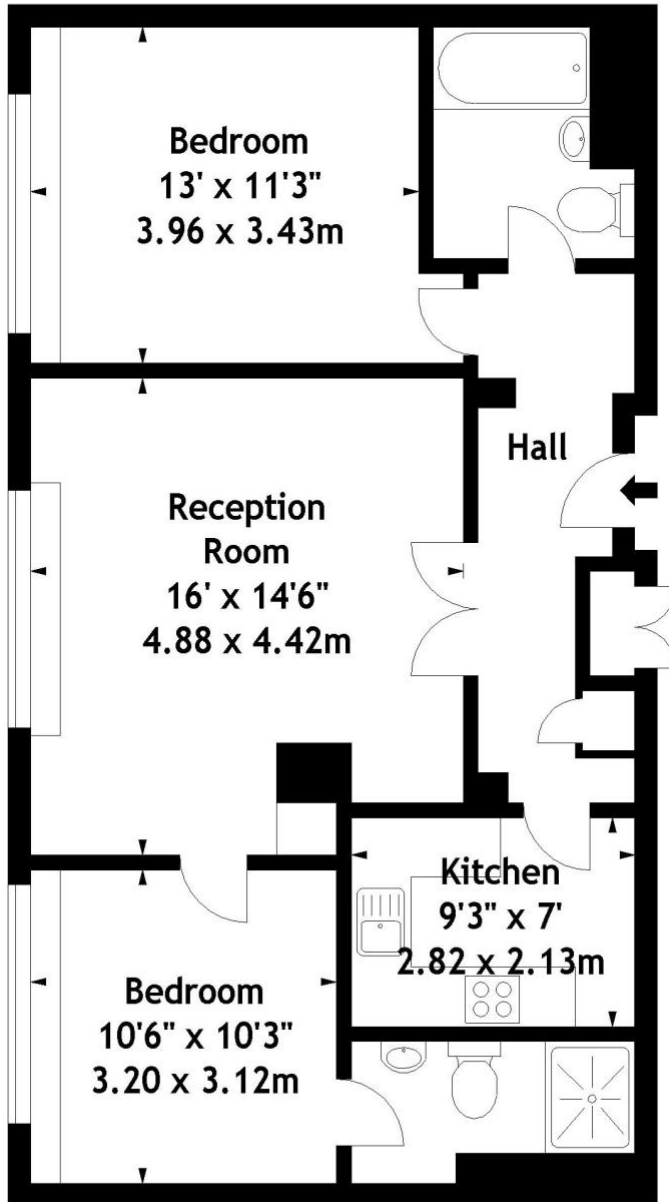
### Service Charge

Approximately, £9,200 per annum

### Price

£750,000 subject to contract

Park Crescent, W1  
Approx. Gross Internal Area  
772 Sq Ft - 71.72 Sq M



Seventh Floor

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