



KUBIE GOLD
ASSOCIATES

PARK CRESCENT MARYLEBONE W1B



- ONE BEDROOM
- PRESTIGIOUS BLOCK
- WELL PRESENTED
- 24 HOUR CONCIERGE
- OPPOSITE REGENTS PARK

- CLOSE TO MARYLEBONE HIGH STREET
- CLOSE TO REGENTS STREET & OXFORD CIRCUS
- LONG LEASE (131 YEARS)
- COMMUNAL HEATING & HOT WATER

£775,000 Leasehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

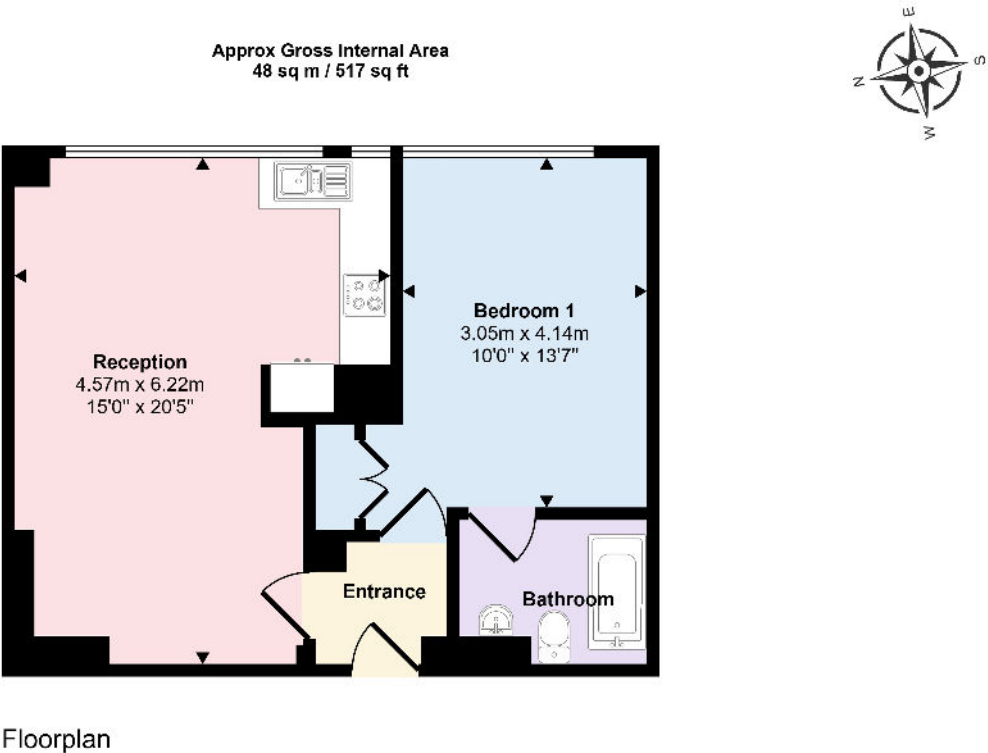
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Company Registration No. 7271501 registered in England and Wales

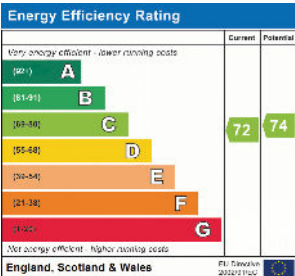


Park Crescent, W1B

Set within the distinguished curve of Park Crescent, this elegant one bedroom apartment occupies the fourth floor of an exceptional Grade I listed residence at the gateway to Regent’s Park — one of London’s most iconic and architecturally important addresses. Originally conceived by the celebrated Regency architect John Nash in the early 19th century as part of his grand vision for the capital, Park Crescent has been masterfully reimagined in recent years, combining its historic grandeur with contemporary refinement to create a landmark residential development of international standing. The building offers a discreet yet highly luxurious lifestyle, with lift access and the reassurance of a 24 hour uniformed concierge porter service, ensuring impeccable service, privacy and security befitting such a prestigious address. The apartment itself provides well balanced accommodation in presentable condition, filled with natural light at fourth floor level. While entirely comfortable as currently arranged, it also presents an excellent opportunity for an incoming purchaser to introduce their own design vision and enhancements, unlocking the full potential of this prime London home. Perfectly positioned between the tranquillity of Regent’s Park and the vibrancy of Marylebone, residents enjoy immediate access to some of the capital’s finest boutiques, restaurants and cultural destinations, alongside outstanding transport connections.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



TERMS

Tenure:

131 years

Service Charge:

£8522 per annum plus Royal Parks contribution

Ground Rent:

£180 per annum

Local Authority:

Westminster

Tax Band:

Band E