



**JEREMY JAMES**

**PARK CRESCENT, MARYLEBONE VILLAGE, LONDON, W1**



**PRICE**  
£775,000

**TENURE**  
Freehold

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## PARK CRESCENT, MARYLEBONE VILLAGE, LONDON, W1



### DESCRIPTION

Situated in the Crescent at the top of Portland Place this is a delightful two bedroom apartment in good condition. A particularly appealing feature of this flat is the double aspect reception room. Located on the fourth floor with a lift the flat is bright and situated on a quiet corner of the building which is serviced by 24 hour porters and was the subject of recent complete refurbishment.

Accommodation in more detail comprises; Entrance hall, Reception room with quiet double aspect, Master bedroom with built in wardrobes and large windows – quiet aspect, Second bedroom, Kitchen and bathroom.

### AMENITIES

Access to private gardens

Long leasehold & quiet corner aspect

Passenger lift & 24hr portorage

Communal heating & hot water

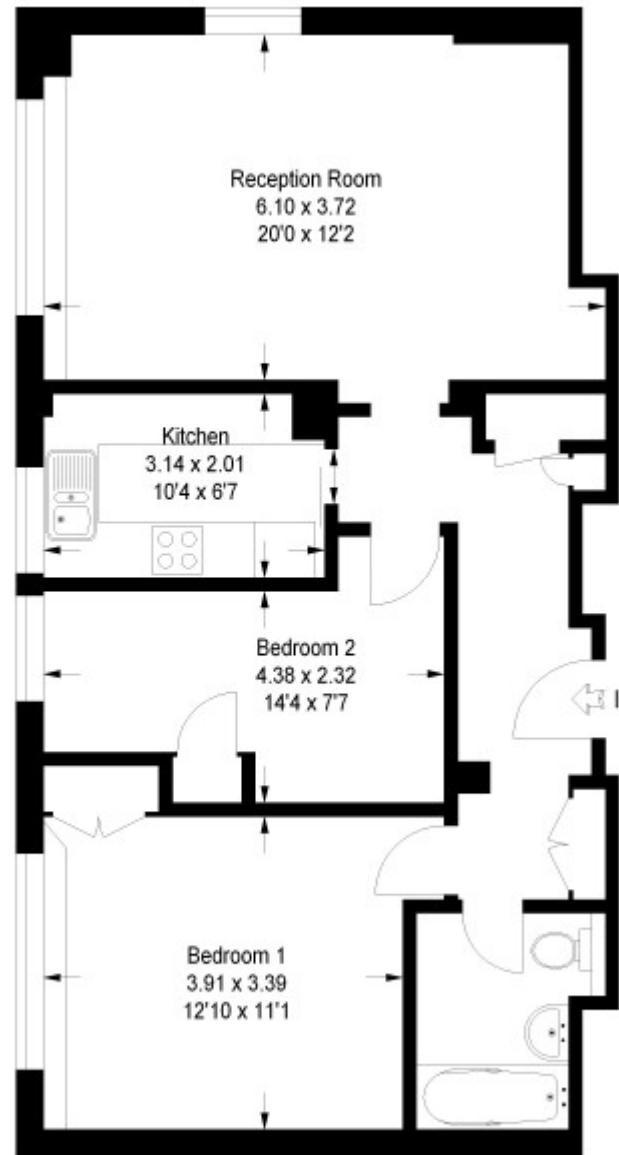
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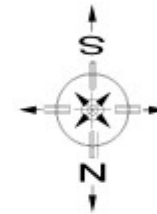
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# Park Crescent, W1



Approx. Gross Internal Area :-  
70 sq m / 753 sq ft



**Fifth Floor**

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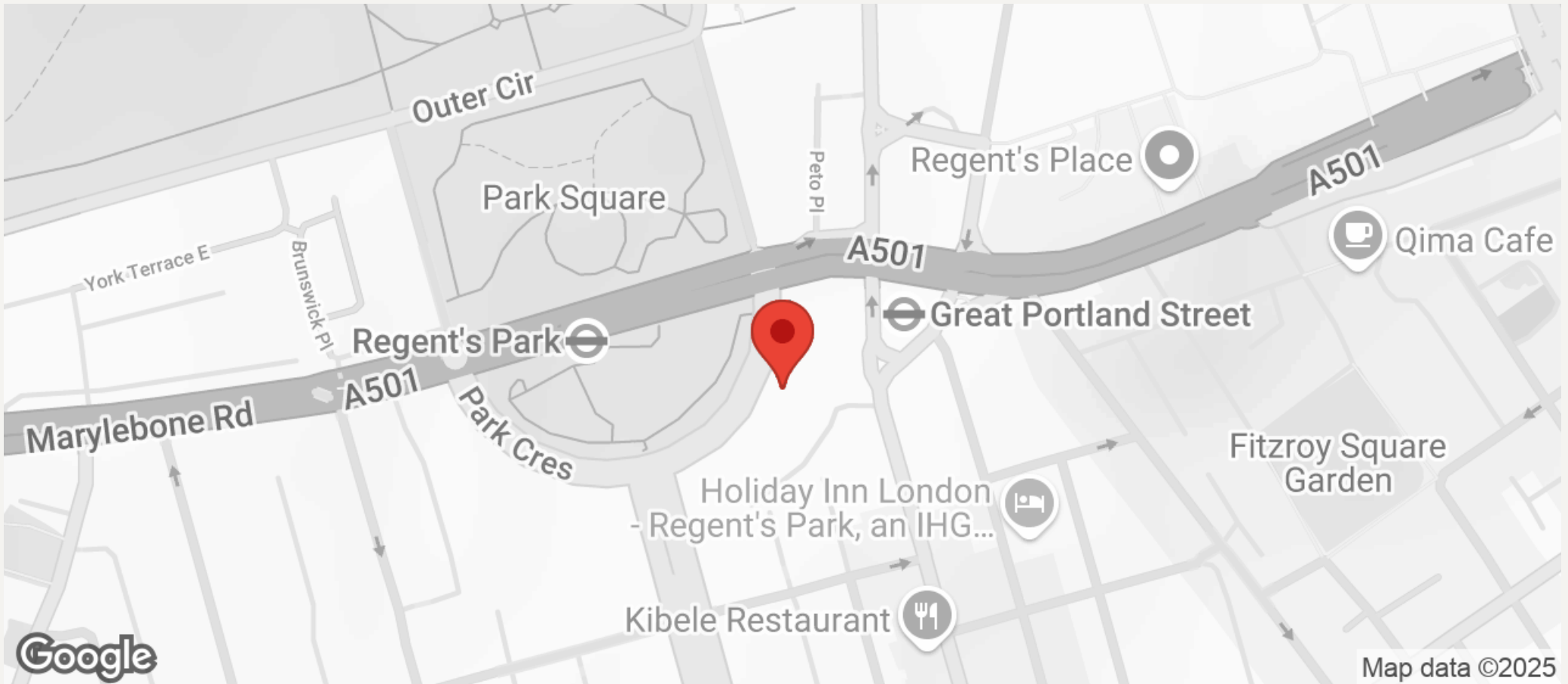
Disclaimer:

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Measured & drawn to the nearest  
15mm / 3/16 inches.  
Whilst every care is taken in the  
preparation of this plan, please  
check all dimensions, shapes &  
compass bearings before making  
any decisions reliant upon them.  
All room dimensions taken through  
cupboard/wardrobes to structural  
walls, where possible  
or to where indicated by arrow heads.



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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