



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 387 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 387 SQ FT / 36 SQM	Regent's Crescent
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 21/07/23
	<b>photoplan</b>



## 22 Park Crescent W1B 1PE Leasehold £699,950

**REDUCED** - Located in Regent's Crescent, 22 Park Crescent in the recently rebuilt iconic Nash listed building, by Regent's Park.

A spacious modern studio apartment on the first floor with the advantage of a double aspect view, overlooking the private communal gardens. There is a 24 hour on site concierge, lift, and an exceptional reception and entrance area. Owners enjoy access to the private gardens opposite which include a tennis court. Benefitting from a fully equipped open plan modern kitchen with a granite breakfast bar and wooden parquet flooring. The apartment is fully double glazed and has a contemporary bathroom.

**Positioned in the heart of Marylebone, close to Oxford Street and Mayfair, and just a short stroll from Marylebone High Street.**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	75	77	77

Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

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