LEXINGTONS

FOR SALE

Glentworth Street, London, NW1

Asking Price £935,000

3 2 1 D

Clarence Gate Gardens Glentworth Street London, NW1 6AY

Asking Price £935,000

- Located within the iconic Clarence Gate Gardens- Share of freehold - Leasehold (996 years unexpired)
- Original fireplace, herringbone floors and period architectural detailing
- Moments from The Regent's Park - 0,4m
- Service charge £8,800 pa - Ground rent- £0 - 24 hour porterage
- Three bedrooms - Two bathrooms - High ceilings - Original parquet flooring - 962 SQ FT/ 89.36 SQ M
- Separate kitchen diner - Grand reception room with bay window
- Moments from stations; Baker Street Station (0,1m) and Marylebone (0,3m)

Set within the iconic Clarence Gate Gardens, one of Marylebone's most distinctive Edwardian mansion blocks, this beautifully proportioned three-bedroom, two-bathroom apartment combines period character with exceptional space moments from Regent's Park. Accessed via an impressive communal entrance with original mosaic flooring, marble stairs, decorative ironwork and lift access, the building immediately reflects its early 1900s heritage. Positioned on the mezzanine, lower ground floor, the apartment feels far from typical, offering unusually high ceilings, generous rooms and beautifully preserved original features including herringbone parquet flooring, elegant archways and a decorative fireplace. The spacious reception room provides separate living and dining areas, while the kitchen overlooks a peaceful communal patio garden just outside the window, a rare green retreat in central London. Moments from The Regent's Park, Baker Street Station 0,1m) and Marylebone High Street.

Misrepresentation Act 1967
The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. *Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Directions

KATSUSHIKA HOKUSAI
Aesop

3 BEDROOM APARTMENT

FLOORPLAN

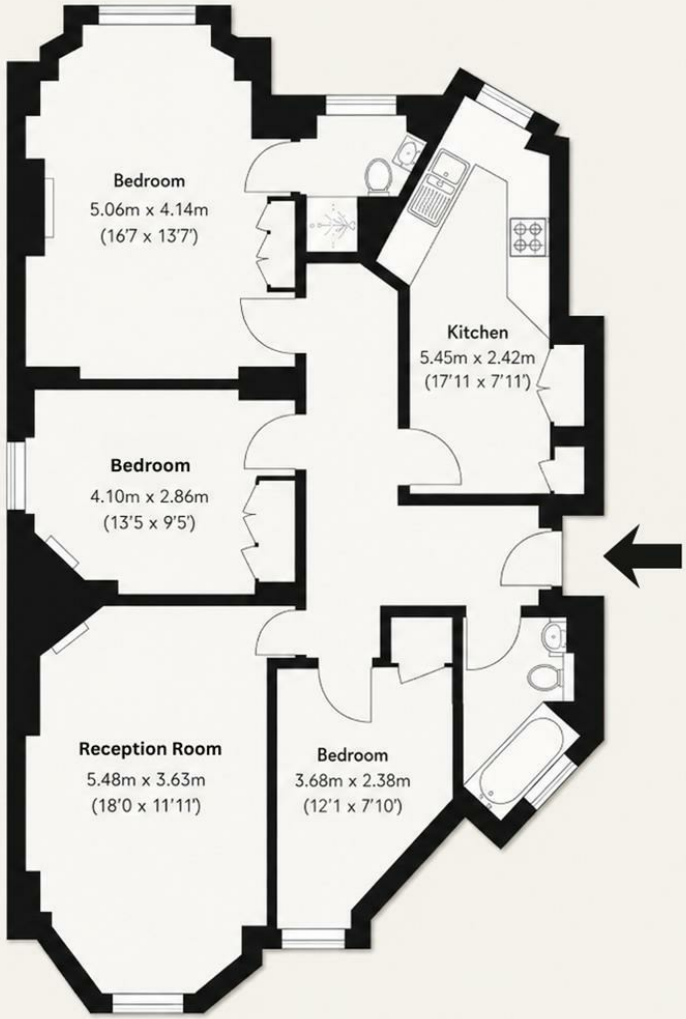
Lower Ground Floor

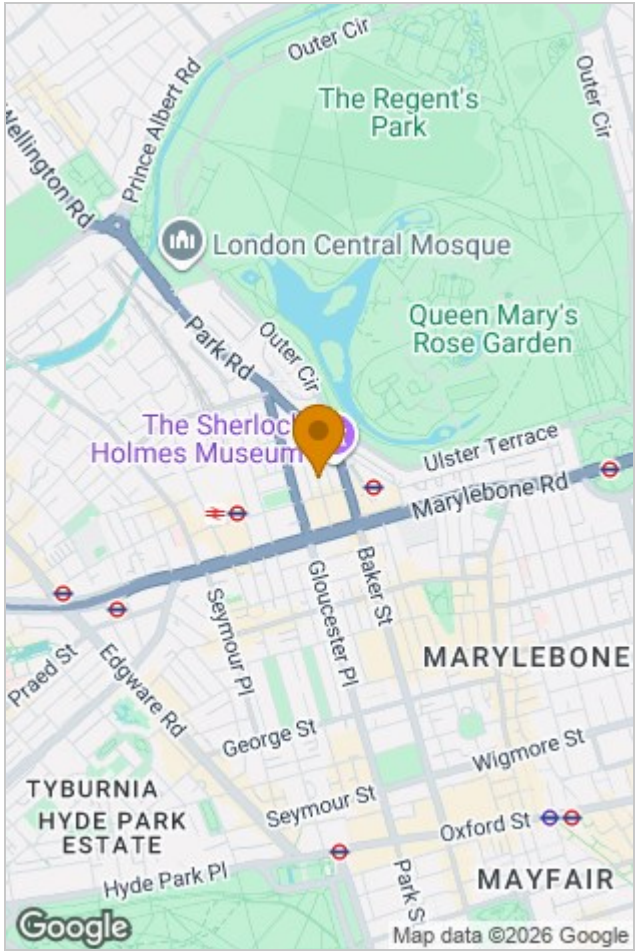
TOTAL AREA

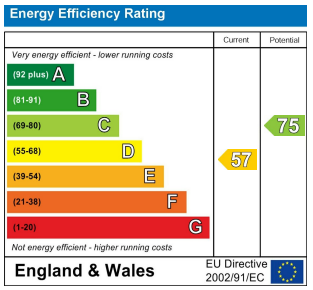
89.36 sq. m.

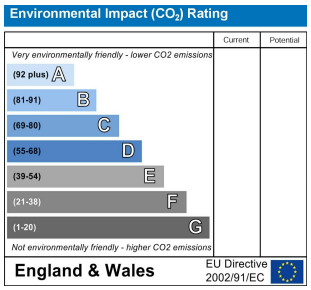
(962 Sq. ft.)

All measurements are approximate.
Floorplan is for illustrative purposes only.









Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

35 Belsize Lane, London, NW3 5AS
Tel: 0207 435 7775 | Email: info@lexingtons.com
www.altosoftware.co.uk