



# REGENT'S CRESCENT

LONDON W1B

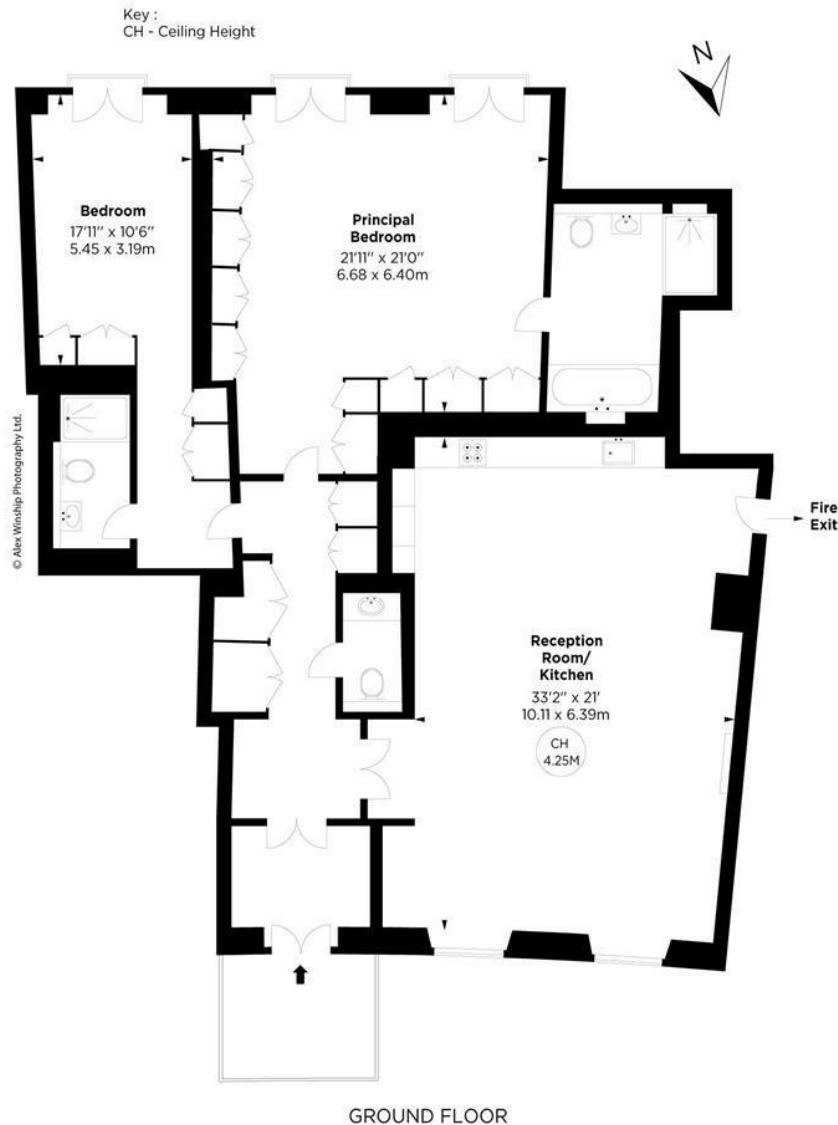


MARK TUNSTALL  
PROPERTY

## Regent's Crescent, W1

APPROX. GROSS INTERNAL AREA \*  
2069 Sq Ft - 192.35 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



On the raised ground floor of a recently completed development, this elegant two-bedroom apartment (2,067 sq ft / 192 sq m) has spectacular ceiling heights, a large reception room with open-plan kitchen and views onto communal gardens at both front and rear. With its own street entrance, wood or stone floors throughout, as well as air-cooling and underground parking, it has been stylishly yet neutrally furnished throughout to create a sophisticated and welcoming environment. VIRTUAL TOUR AVAILABLE, PLEASE CONTACT US FOR FURTHER INFORMATION.

Regent's Crescent is a prestigious development of 67 apartments set behind an elegant restored Grade I listed stucco facade designed by John Nash, moments from the open space of Regent's Park. Amenities include a magnificent double-height entrance lobby bathed in natural light with sweeping views over private gardens; and a 9,000 square foot basement spa and entertainment area comprising 20-metre swimming pool, gym, sauna and steam-room, private 12-seat cinema room and business suite. Residents benefit from access to the exclusive private gardens of Park Square (with tennis courts), as well as the gardens of Park Crescent.

Deposit: equivalent to six weeks' rent (or eight weeks if permission to keep a pet in the property is granted). Minimum tenancy length: 12 months. Council Tax (City of Westminster): Band H.

Furnished

Viewing strictly by appointment with Mark Tunstall Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MARK  
TUNSTALL  
PROPERTY

INFO@TUNSTALLPROPERTY.CO.UK  
+44 (0)20 3011 1775

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