

**LONDON
VICTORIA
GROUPS** 



22 Park Crescent

, London W1B 1PE

- Free heating and hot water included
- 24 hour concierge and security
- 8 Acres of communal gardens with tennis courts
- 67 Grade I Listed apartments & 9 Garden Villas
- CTB-D
- Spa, cinema room and business centre
- Fully gated development with 1.5 Acres of private gardens
- 5 minute walk to the quaint Marylebone High Street
- Close to Regent's Park/Warren Street/Baker Street Station
- EPC-C

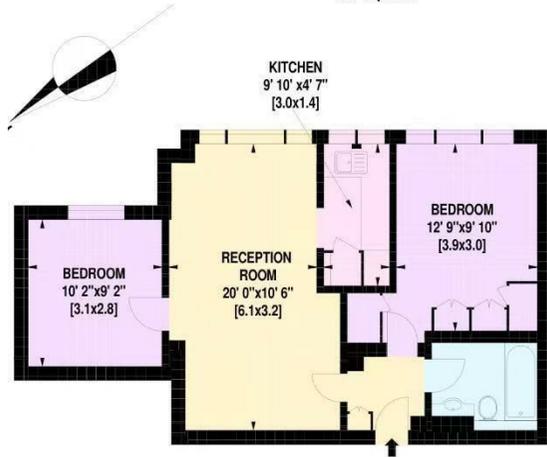
£3,600 PCM



Local Authority **Westminster**
Council Tax Band **D**
EPC Rating **C**



Gross Internal Area: 57 Sq. metres
613 Sq. feet



THIRD FLOOR

Illustration for identification purposes only, not to scale.
All measurements and areas are approximate, and include wardrobes and window bays where
This Floorplan has been prepared in accordance with the current edition of the RICS code of mea
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

