



## Park Crescent | London | W1B

Offers in excess of £1,000,000 | Leasehold

 1  1  0  C

**ADN**  
RESIDENTIAL



A beautifully refurbished studio/one-bedroom apartment , set within the iconic Park Crescent development, one of London's finest John Nash Regency terraces overlooking Regent's Park, offering an exceptional standard of contemporary living.

Finished to a high specification throughout, the apartment is filled with natural light and features a thoughtfully designed layout that maximises both comfort and functionality. Underfloor heating and comfort cooling ensure a refined environment year-round.

The property also benefits from an integrated home automation system, including Sonos sound, automated lighting and blinds, all conveniently controlled via a central keypad.

A rare private terrace provides a wonderful extension of the living space, ideal for relaxing, outdoor dining and entertaining.

Residents enjoy access to an impressive range of facilities, including a private gym, cinema room, games room, beautifully maintained private residents' gardens and a dedicated concierge service.

Perfectly positioned moments from the boutiques, restaurants and cafés of Marylebone, as well as the open spaces of Regent's Park, this discreet turnkey apartment would make an ideal London home, pied-à-terre or investment.

Tenure: Leasehold - 131 Years Remaining  
Service Charge: Circa £6,000 Per Annum  
Ground Rent: £1,000 Per Annum

- Studio Apartment
- Fully Fitted Kitchen
- Air Conditioning
- Underfloor Heating
- Shower Room
- Sonos Sound System
- Residents Leisure Facilities
- Communal Gardens

Council Tax Band: F  
EPC: C

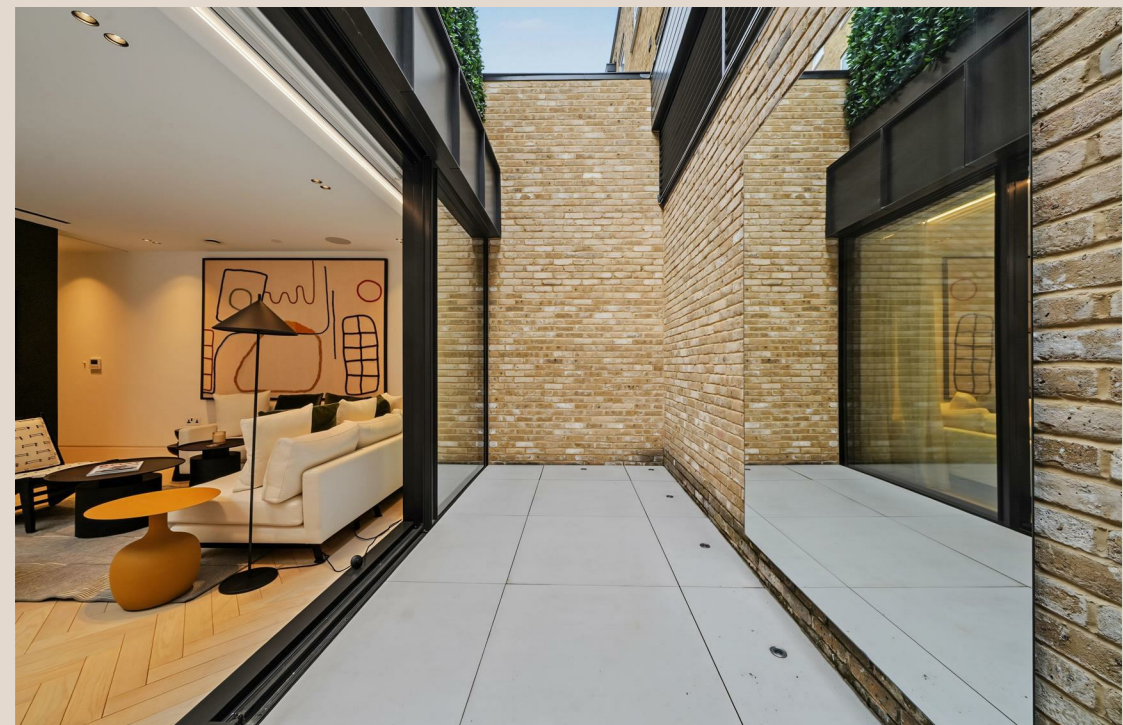










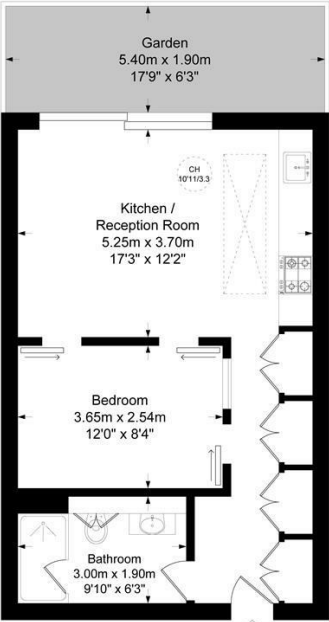
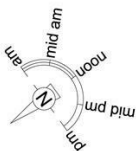






# Park Crescent, W1B

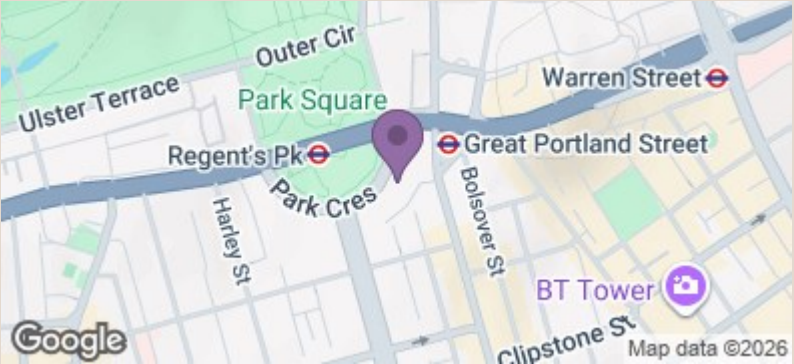
Approximate Gross Internal Area = 477 sq ft / 44.3 sq m



Lower Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 77                      | 77        |
| (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 |           |

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