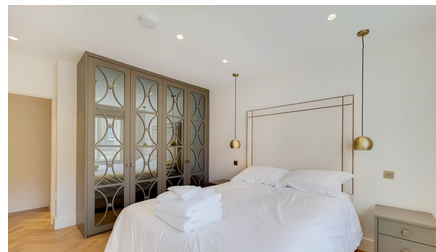




KUBIE GOLD
ASSOCIATES

PARK CRESCENT REGENTS PARK W1B



- PRESTIGIOUS BLOCK
- ONE BEDROOM APARTMENT
- BRAND NEW RENOVATION

- 24 HOUR CONCIERGE
- INCLUDES HEAT & HOT WATER
- COMMUNAL GARDEN

£1,100,000 Leasehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel: 020 7563 7272 36 Ivor, Regents Park, London, NW1 6EA
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Park Crescent, W1B

Totally refurbished to the highest of specifications one bedroom apartment in well managed prestigious portered block, good size reception, double bedroom with fitted wardrobes giving ample storage, fully fitted kitchen with granite work surfaces and all machines, bathroom with step in power shower cubicle, situated on the second floor with lift, includes heating & hot water, property benefits from wood floors throughout, property benefits from 24 hour concierge and access to the private garden square, near to the open spaces of Regents Park, close to Regents Park & Great Portland Street Tube Stations.

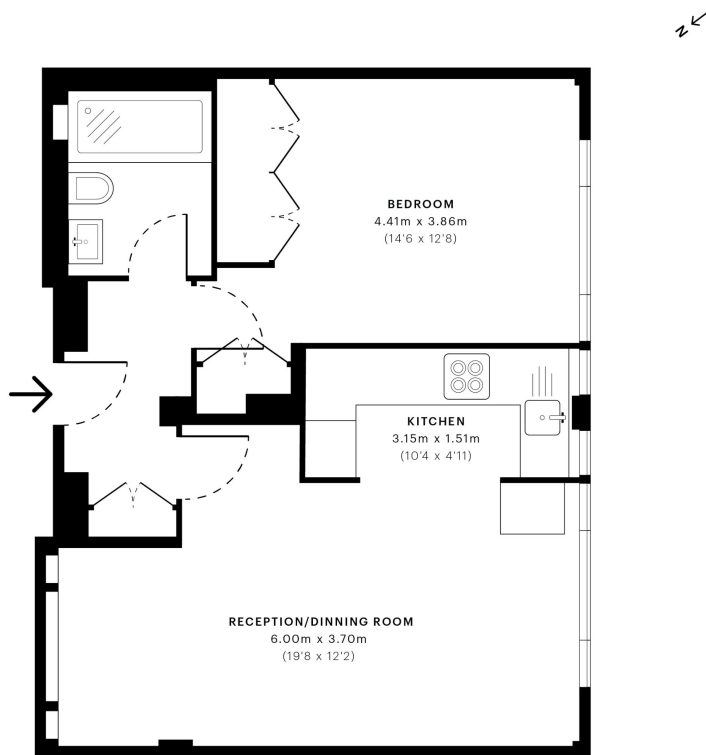


Park Crescent, W1B

CAPTURE DATE 13/07/2022 LASER SCAN POINTS 36,986,517

GROSS INTERNAL AREA

45.62 sqm / 491.05 sqft



— Second Floor

	GROSS INTERNAL AREA (GIA) The footprint of the property 45.62 sqm / 491.05 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 43.11 sqm / 464.03 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.9m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 46.68 sqm / 502.46 sqft
IPMS 3C RESIDENTIAL 44.60 sqm / 480.07 sqft

SPEC ID 62cc4d7deec1360dd94b763c

TERMS

Tenure:

Leasehold 135 years

Service Charge:

£5785 per annum

Ground Rent:

£60 per annum

Local Authority:

Westminster

Tax Band:

Band F

