



**CRAWFORD STREET, W1H**  
**£1,395,000**

**TOP FLOOR APARTMENT IN AN ATTRACTIVE  
PORTERED MANSION BLOCK IN MARYLEBONE**

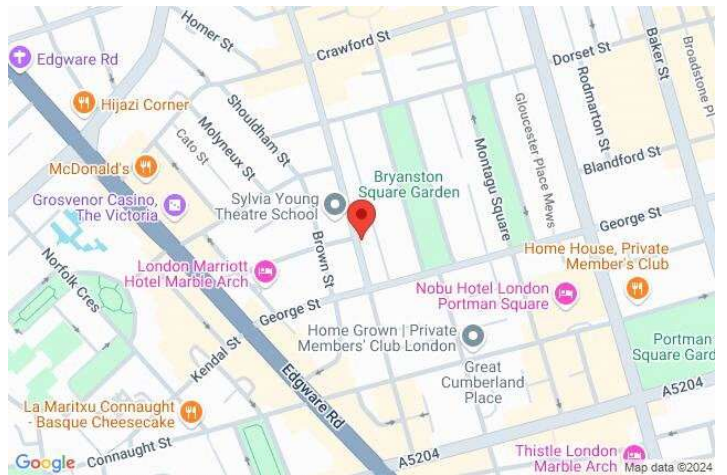
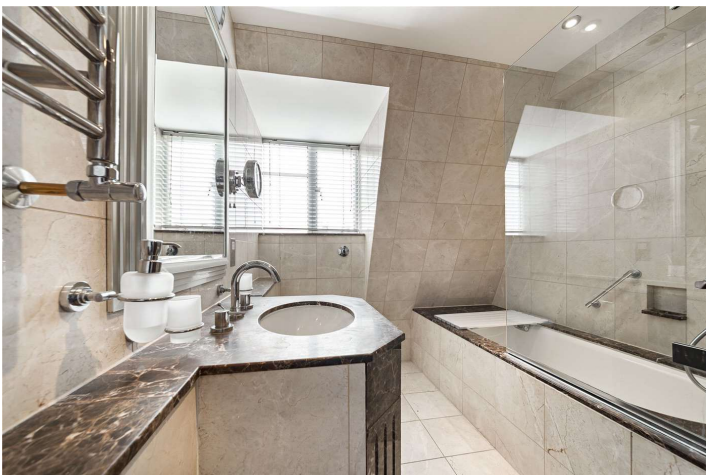
**Knightsbridge & Chelsea | 0207 589 6616 |**  
**knightsbridge@winkworth.co.uk**



## DESCRIPTION:

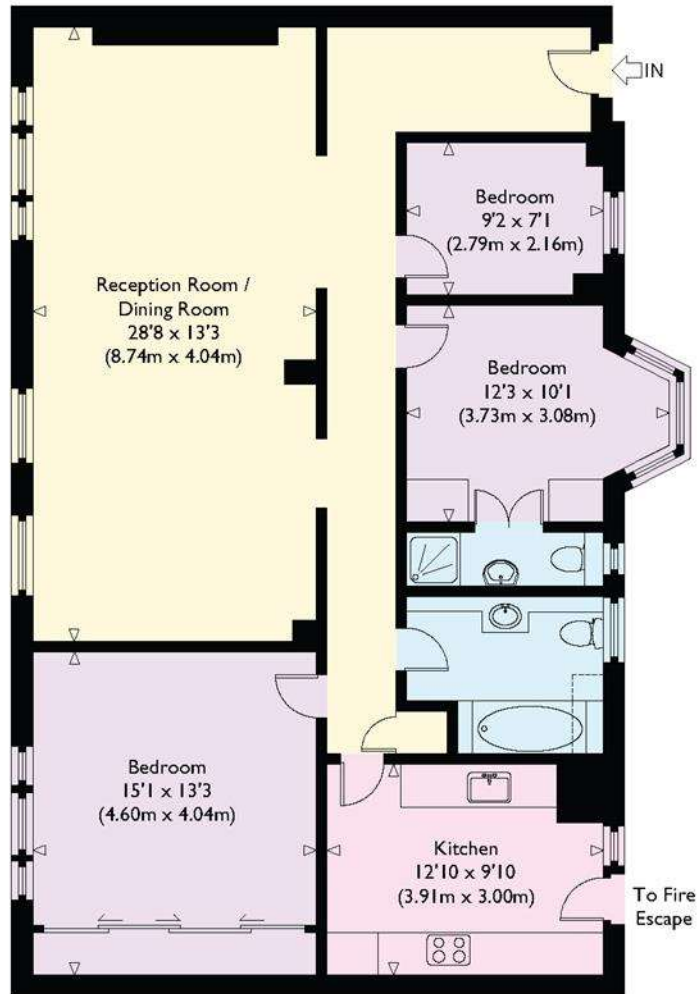
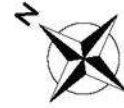
A stunning penthouse flat in a portered Marylebone mansion block with bright interiors and open panoramic views. It features a principal bedroom with a separate family bathroom, a second bedroom with an en-suite shower room, a further bedroom, a spacious reception room, and a fitted kitchen. Ideally located near Regent's Park, Hyde Park, and Marylebone's shops and restaurants. The flat also benefits from excellent transport links via Edgware Road, Marble Arch, Marylebone, and Paddington stations.





# Crawford Street, W1

Approximate Gross Internal Floor Area : 1190 sq ft / 110.6 sq m



Sixth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



**Tenure:** Leasehold, Expires 13/07/2212

**Term:** 187 year and 7 months

**Service Charge:** £7,542.00

**Ground Rent:** Peppercorn

**Council Tax Band:** G

where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.