Park Crescent

At the northern end of Marylebone’s Portland Place lies Park Crescent, a Grade I-listed Georgian terrace originally designed by the architect John Nash. A recent restoration of the magisterial stucco façade was accompanied by a transformative renovation within and the creation of several exemplary lateral apartments. This immaculate maisonette lies at the centre of one arching crescent and looks out onto eight acres of private gardens, with amenities, to which only residents have access. It exceeds 2,000 sq ft over two floors with a wonderful open-plan upper level and three generous en suite bedrooms. It is offered fully furbished, has a 24-hour porter and benefits from optional membership of a residents health club and spa.

The Tour
This particular maisonette is a rarity on the Crescent, with a private entrance beneath the high pillared portico. The slightly raised ground floor opens to a wide marble-tiled entrance hall with a guest WC to one side.
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Beyond are a set of double doors that open to an enormous open-plan kitchen, dining and living room. This extends over ten metres in a gentle curve, almost six metres in width and soaring ceilings approaching four metres in height. Three huge sash windows allow light to pour into the space and frame tree-filled views to the private park opposite. Panelled walls are set against dark-stained oak parquet with underfloor heating.

The kitchen is arranged around a central marble island and breakfast bar. Storage cupboards and integrated appliances by Miele are set within the panelled wall and island, and a brilliant wall-hung worktop, with cabinets in blackened oak, is suspended along the back wall. At the far end of the room is a gas fireplace.

An oak staircase leads down to the lower level, where natural oak parquet runs underfoot through the gentle bend of the lower-ground floor’s corridor. The three double bedrooms are all en suite with built-in wardrobes, and all benefit from excellent levels of natural light through windows to the front lightwell. Fixtures and fittings are by Vola.

A utility room with Corian worktops lies just before the entrance to the principal bedroom, where cedar-lined wardrobes form a divide between the sleeping area and bathroom.

Outside Space
Residents of Park Crescent have access to Park Crescent Gardens, which extends to two and a half acres and the eight-acre Park Square, in all a superb private appendix to Regents Park with grass tennis courts between June and September. In the garden is the ‘Nursemaids’ Tunnel’; built in 1821, it is a private, communal pedestrian tunnel, rare in today’s Inner London boroughs, privately linking the two private gardens.

The Club
Residents of Park Crescent also have the optional use of The Park Crescent Club located on the sub-basement floor of an adjoining building (14 Park Crescent). The club has gym and fitness facilities and a health spa with a steam room, sauna and treatment room, state-of-the-art cinema, bar and dining facilities and games area.

The Area
Park Crescent is ideally located for the very best of central London. Marylebone itself has an array of charming independent restaurants, cafes, bars and pubs, peppered amongst its Georgian architecture. At the north end is Marylebone High Street, home to a plethora of boutiques, grocers and restaurants, including The Conran Shop, La Fromagerie and Fischer’s Viennese restaurant. The offerings of Chiltern Street are close at hand, including the Chiltern Firehouse and Marylebone farmers’ market, which takes place each Sunday on Aybrook Street.
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Regent’s Park station and Great Portland Street are moments away, offering Bakerloo, Hammersmith and City, Circle and Metropolitan lines, and Oxford Circus (Central and Victorian Lines), and Bond Street (Jubilee and Central) are a short walk to the south.

Tenure: Leasehold (Freehold of the Crown Estate) Lease Length: approx. 136 years Service Charge: approx. £13,200 per annum Ground Rent: approx. £1,500 per annum Parking: City of Westminster Zone F residents parking available Council Tax Band: H

London
£5,950,000 Leasehold
About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.

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