



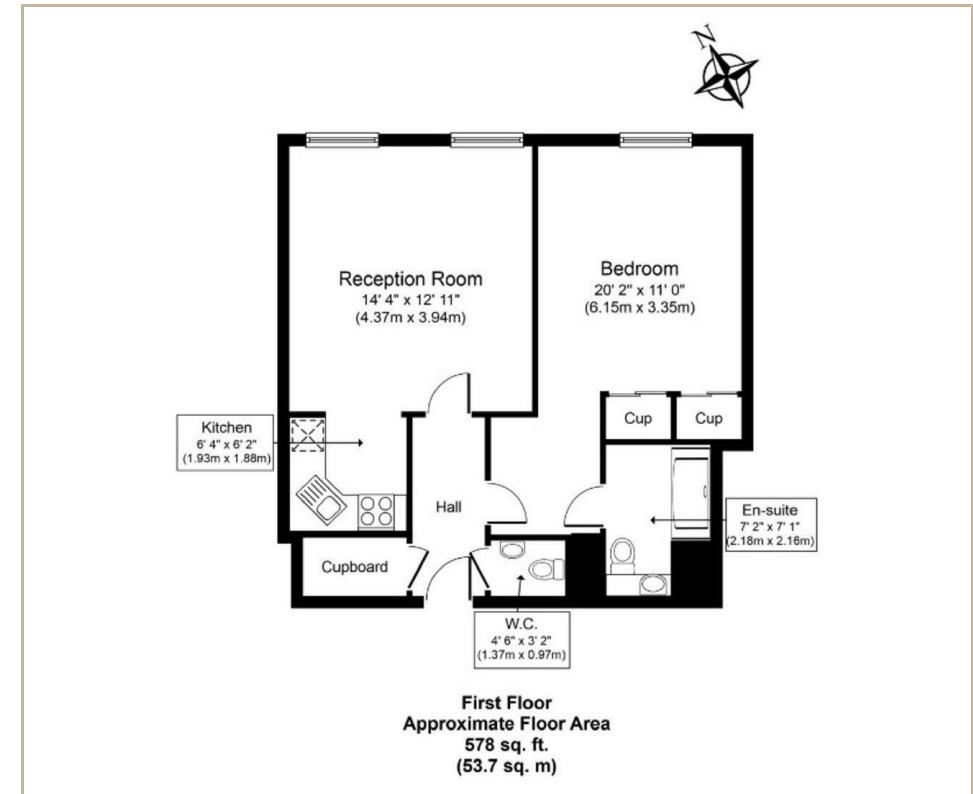
PARKVIEW RESIDENCE,  
MARYLEBONE, NW1  
£3,510 Per Month

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**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

A bright and contemporary one bedroom flat with a balcony on the first floor (with lift) of this popular portered block. The property covers an internal floor area of 578 sq.ft / 53 sqm, benefitting from a large open plan kitchen to reception room with wood flooring, double bedrooms, bathroom, 24 hour security, concierge and an in-house gym. It is ideally located moments from Regents Park, Baker Street Underground Station and Marylebone Village. Available furnished or unfurnished.



## TERMS

**Fees & Charges:** Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.