

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
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**PARK VIEW RESIDENCE
LONDON, NW1 6XE**

**£1,350 PER WEEK
SUBJECT TO CONTRACT
+Additional Administration
Fees**

An outstanding opportunity to rent a three bedroom apartment located within this landmark building, prominently situated only moments from Regent's Park, Marylebone Station (Chiltern Line), Baker Street Underground Station (providing access to the City & Canary Wharf) and within easy walking distance of Marylebone High Street & Oxford Street.

Furthermore, both Paddington (fast train from Heathrow) and St Pancras (high speed rail link to Europe) stations are a short taxi ride away.

These apartments are in immaculate condition throughout and benefit from 24 hour concierge, security, and gymnasium for the exclusive use of the residents and secure underground garaging by separate arrangement.



ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Further Bedroom
- Family Bathroom
- Reception Room
- Fully Fitted Kitchen
- Bathroom Comprising: High-Quality Sanitary ware with Wall Mounted Toilet and Hand Wash Basin
- Underfloor Heating and Heated Towel Rails
- Extensive Marble to Floors & Walls
- Bespoke Integrated Vanity Units with Full Width Mirror and Cupboard Kitchen Comprising: Bespoke Design
- Integrated Appliances
- Oven & Hob by Siemens Glass Splash Back

AMENITIES

- Lutron Mood Lighting
- 24-Hour Concierge Service & Security
- Video Entry Phone
- Gymnasium

COUNCIL TAX

Westminster (Band G)

EPC RATING:

D

ADDITIONAL ADMINISTRATION FEES

Tenancy Agreement Fee per property = £210.

Reference Fee per tenant = £35.

Renewal after fixed term per property = £90.

Please note that these prices include VAT

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.