

# OWN A PART OF A CENTRAL LONDON VILLAGE...



88 CRAWFORD STREET, LONDON, W1H 2EJ  
85 YEAR LONG LEASEHOLD INTEREST FOR SALE 2,317 SQ. FT.

OIEO £1.7M STC.

Virtual Tour





# A VILLAGE IN THE HEART OF CENTRAL LONDON...

## LOCATION

This is a property located in a village, in the heart of Central London.

88 Crawford Street is situated on the South side of Crawford Street close to the beautiful Wyndham Place. The area is known for its quirky individual retailers and restaurants. To the East is Marylebone High Street and to the South is The Portman Estate.

Regents Park & Hyde Park are both on your doorstep. Transport links are exceptional, with Marble Arch, Edgware Road, Marylebone, Baker Street and Paddington Stations all within a 10 minute walk.

## ACCOMMODATION

A potentially stunning self-contained office/showroom arranged over ground and lower ground floors. The ground floor benefits from a 3m floor to ceiling height and substantial window frontage to Crawford Street while the lower ground could be stripped back to open plan accommodation.

## FLOOR AREA

### GROUND FLOOR

1,171 sq. ft./109 sq.m.

### LOWER GROUND FLOOR

1,146 sq. ft./106 sq.m.

### TOTAL

2,317 sq. ft./215 sq.m.

## OUTGOINGS

### RATES

£34,816 payable 2021/22  
(£14.00 per sq. ft.)

### SERVICE CHARGE

£1,522 (£1.00 per sq. ft.)

### USER

Offices +/-or Showroom

### TENURE

A sale of the long leasehold interest  
expiring in 2106 (85 years remaining)

### PRICE

OIRO £1.7M, subject to contract





# ABILITY TO CREATE SOMETHING UNIQUE...

## AMENITIES



W/Cs



Kitchenette



Skylights to Basement



Ground Floor to Ceiling Height: 3m



Front Facia (Width): 11.74m

## FLOOR PLANS

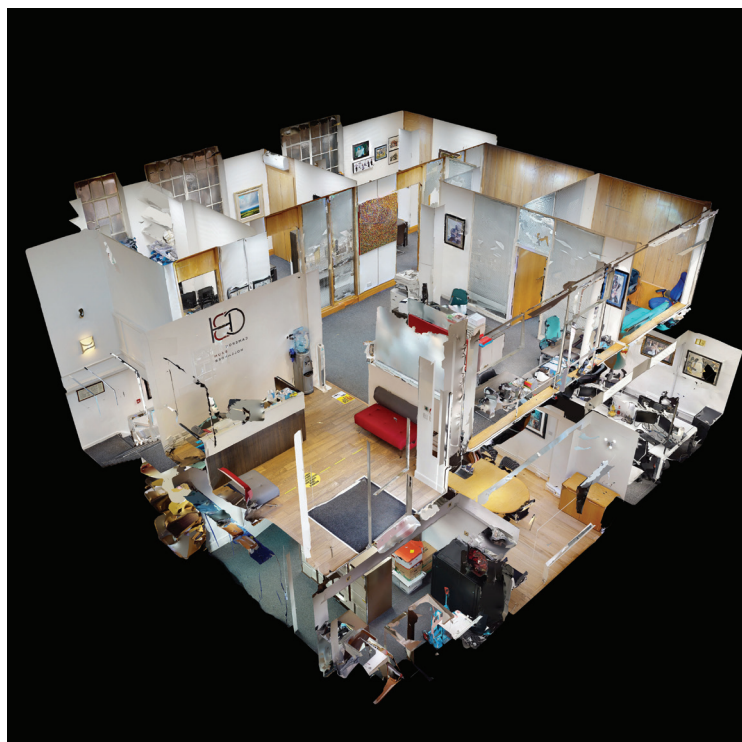
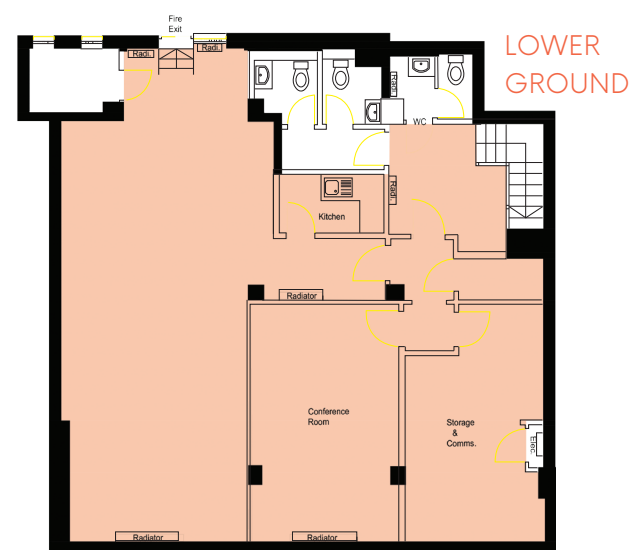
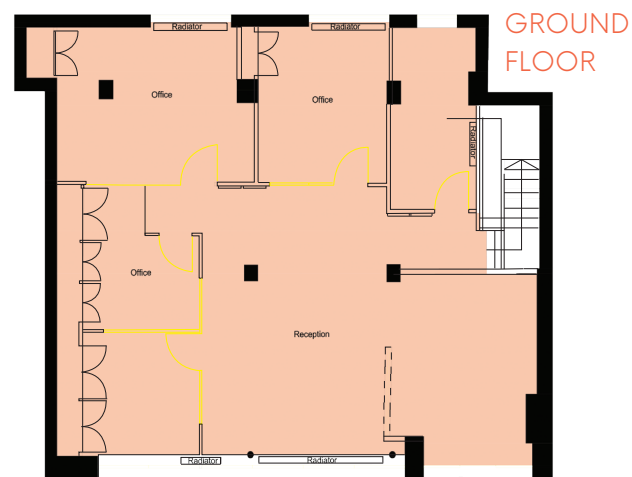


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Viewings strictly by appointment through sole agents:

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