



Portland Place
Marylebone, W1B

CHESTERTONS





This luxurious 1,800 sqft, 3-bedroom, 3-bathroom ground floor duplex apartment is set within an impressive architectural building featuring a stunning façade crafted from precious Portland stone, located on London's only Parisian-style boulevard. The property offers a spacious master bedroom suite, a second ensuite double bedroom, and a third double bedroom with a separate family bathroom. A private patio off both the master and third bedroom adds to the charm, while the expansive reception room and open-plan dine-kitchen with Miele appliances lead out onto a substantial private terrace. The apartment is equipped with a range of high-end features, including Lutron programmable lighting controls, a home theatre system, comfort cooling, underfloor heating, CAT5 cabling, video entry, and CCTV. Situated opposite the Langham Hotel and BBC Headquarters, and just moments from Regents Park, the vibrant shopping and dining options of Regent Street and Oxford Street are within easy reach. Oxford Circus Underground Station is approximately 0.3 miles away, with fast connections via Crossrail to Bond Street and Tottenham Court Road, providing convenient access to the city and airports.

- 1,800 sqft duplex
- 3 bedrooms, 3 bathrooms
- Private terrace & patio
- Miele kitchen appliances
- Lutron lighting controls
- Comfort cooling & heating
- Near Regents Park
- Close to Oxford Street
- Oxford Circus nearby

Asking Price £3,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold 986 years 10 months
Service Charge: £14683.41 Including Sinking Fund
Ground Rent: None
Local Authority: City of Westminster
Council Tax Band: G

Chestertons Hyde Park & Marylebone Sales

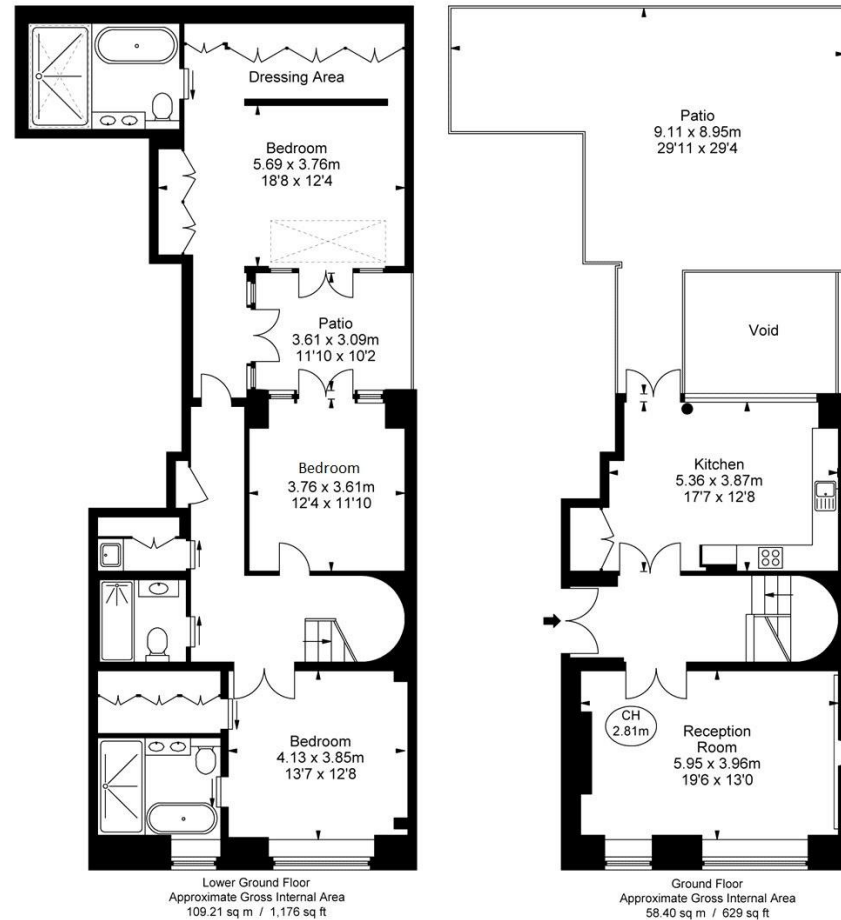
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Portland Place, W1B
Approximate Gross Internal Area
167.61 sq m / 1,804 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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