

Portland Place, Marylebone **WIB**



Portland Place, Marylebone **W1B**

A unique opportunity to purchase an exquisite duplex apartment in the heart of Marylebone.

This beautifully presented home offers entertaining space and accommodation across approximately 1,856 sq ft. It showcases a large principal bedroom with a dressing area and an en suite bathroom, two additional bedrooms, one with en suite, a separate shower room on the lower ground floor, and a spacious reception room and eat-in kitchen on the ground floor.

The highlight of the property is the extensive outside space on both levels, making it a rarity on the Central London market. The property further benefits from air conditioning and day portorage.



Guide price: £3,700,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £14,683.41 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: G

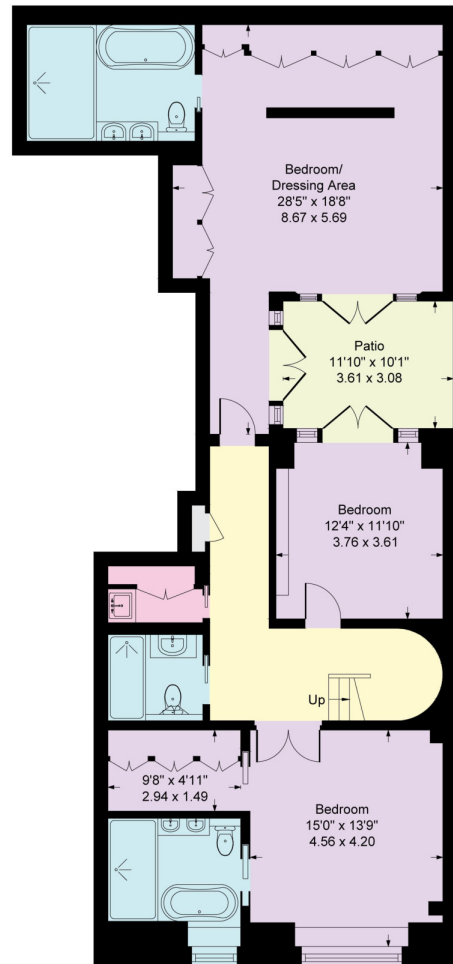




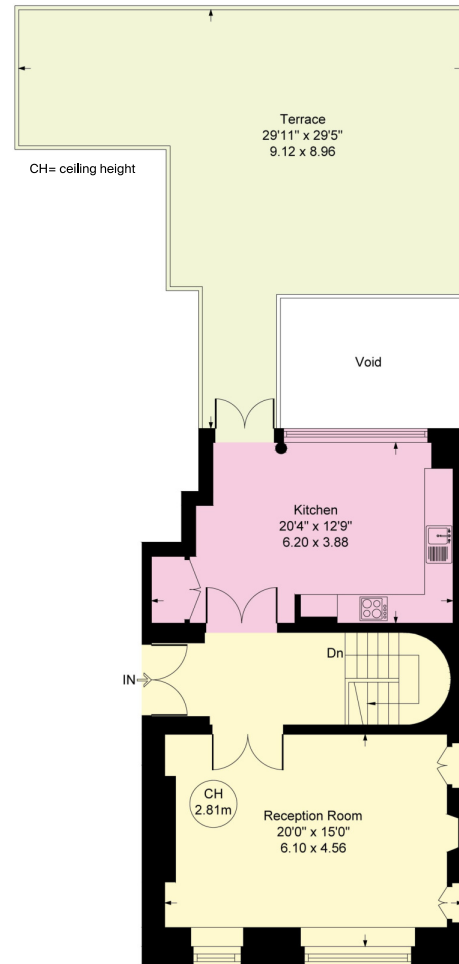


Location

Portland Place is ideally located for the world-class shops, restaurants and amenities of Marylebone and Mayfair. It is also easily accessible to the rest of London from the nearby Oxford Circus Station.



Lower Ground Floor - Approximate Floor Area
110.11 sq m / 1,185 sq ft



Ground Floor - Approximate Floor Area
62.33 sq m / 671 sq ft



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Approximate Gross Internal Floor Area
172.44 sq m / 1,856 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs and videos dated August 2022.

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