



Orehard Court, Marylebone WHH



Orchard Court, Marylebone **WIH**

This is a unique opportunity to purchase a large lateral apartment in one of Marylebone's most prestigious buildings. This magnificent apartment is situated on the fourth floor of this iconic building, with high ceilings and eight windows wide, offering enviable views across Portman Square Garden, providing an abundance of natural light.

This exceptional residence offers a harmonious blend of classic elegance and modern convenience. Upon entering, the apartment showcases a grand entrance hall, which leads to the splendid entertaining space of the reception room and reading room to the left and the spacious kitchen and dining room to the right. The impressive principal suite is complete with an en suite bathroom with a double sink, a bathtub and a shower, and a walk-in wardrobe. There are four additional bedrooms with en suite bathrooms.



Guide price: £12,350,000

Tenure: Leasehold: Currently 77 years remaining, but will be sold with a 168 year lease

Service charge: £29,194 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H

Location & Amenities

Orchard Court benefits from exquisite communal areas and a 24-hour concierge service. Residents have access to the manicured, residents-only Portman Square Garden featuring a tennis court and children's playground.

Orchard Court ideally located; the property is moments away from the world-renowned Selfridges department store, a short walk from Bond Street and the boutiques and restaurants of Mayfair and Marylebone. Neighbouring Harley Street provides world-leading healthcare providers; the area truly offers the finest of everything. Excellent transport links from Marble Arch, Baker Street, Marylebone and Paddington stations.











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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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