



Portland Place, Marylebone **WIB**



An immaculate lateral apartment
with outside space situated on the
first floor of a prestigious block on
Portland Place.



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This stunning home offers an excellent layout across approximately 1,771 sqft. It showcases a three windows wide reception/ dining room and a semi-separate kitchen with fully integrated Gaggenau appliances and pocket doors. The principal bedroom is complete with an en suite bathroom and access to the balcony. There are two additional bedrooms, one with en suite, and a separate family bathroom. The property further benefits from a utility room, direct lift access and day concierge service.

Portland Place is ideally located for the world-class shops, restaurants and amenities of Marylebone and Mayfair. There are excellent transport links from the nearby Oxford Circus and Regent's Park stations.



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EPC
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Guide price: £4,500,000

Tenure: Share of freehold plus leasehold, approximately 986 years remaining

Service charge: £14,432.04 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: G

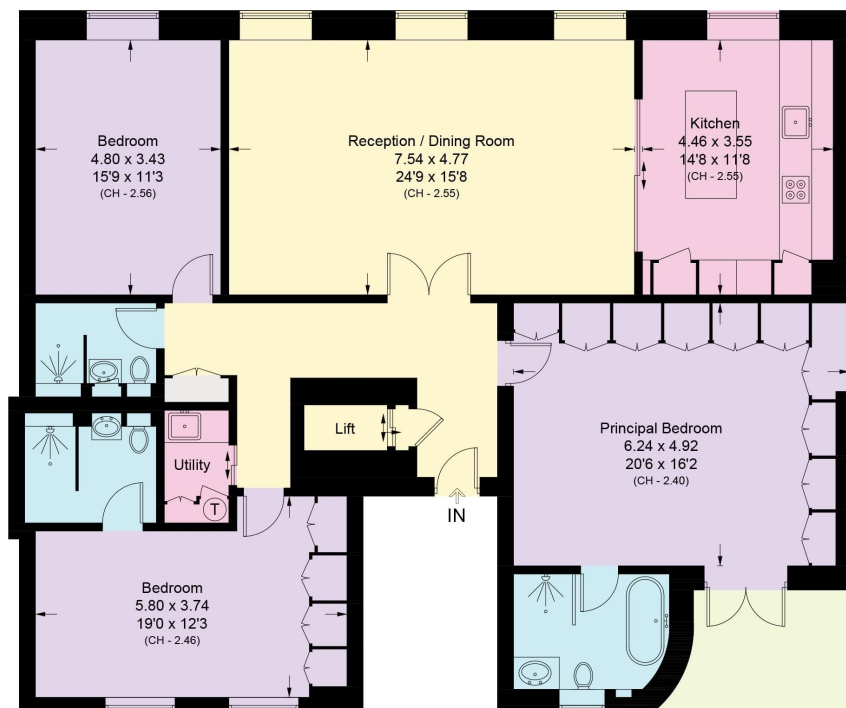






Portland Place, W1B

Approximate Area = 164.5 sq m / 1771 sq ft
(Excluding Lift)
Including Limited Use Area (3.3 sq m / 35 sq ft)



First Floor

Approximate Area = 166.2 sq m / 1789 sq ft
Including Limited Use Area (3.3 sq m / 35 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.

Knight Frank

Marylebone

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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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