



Portland Place, Marylebone **WIB**

---



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





# Portland Place, Marylebone **WIB**

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.



3



3



1



EPC  
B

**Guide price:** £4,250,000

**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







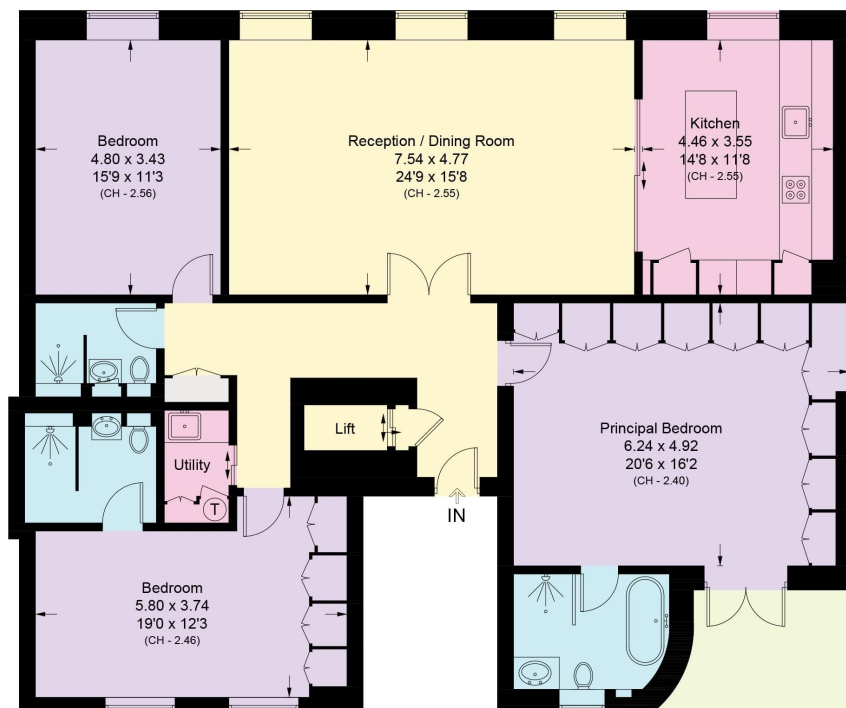






## Portland Place, W1B

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**

Unit 49

55 Baker Street

London W1U 8EW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Jack Mogridge**

+44 20 3435 6447

[jack.mogridge@knightfrank.com](mailto:jack.mogridge@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2024. Photographs and videos dated December 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.