



PORTLAND PLACE

Marylebone, W1B



ELEGANT AND MODERN DESIGN IN A PERIOD BUILDING

A newly refurbished two bedroom apartment on the first floor of a prestigious portered block on Portland Place, moments away from Regent's Park.

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Local Authority: City of Westminster
Council Tax band: F

Tenure: Leasehold, 8 years remaining, lease extension has been agreed and will increase another 90 years
Service charge: £8,960 per annum, reviewed every year, next review due 2025

Guide price: £2,350,000



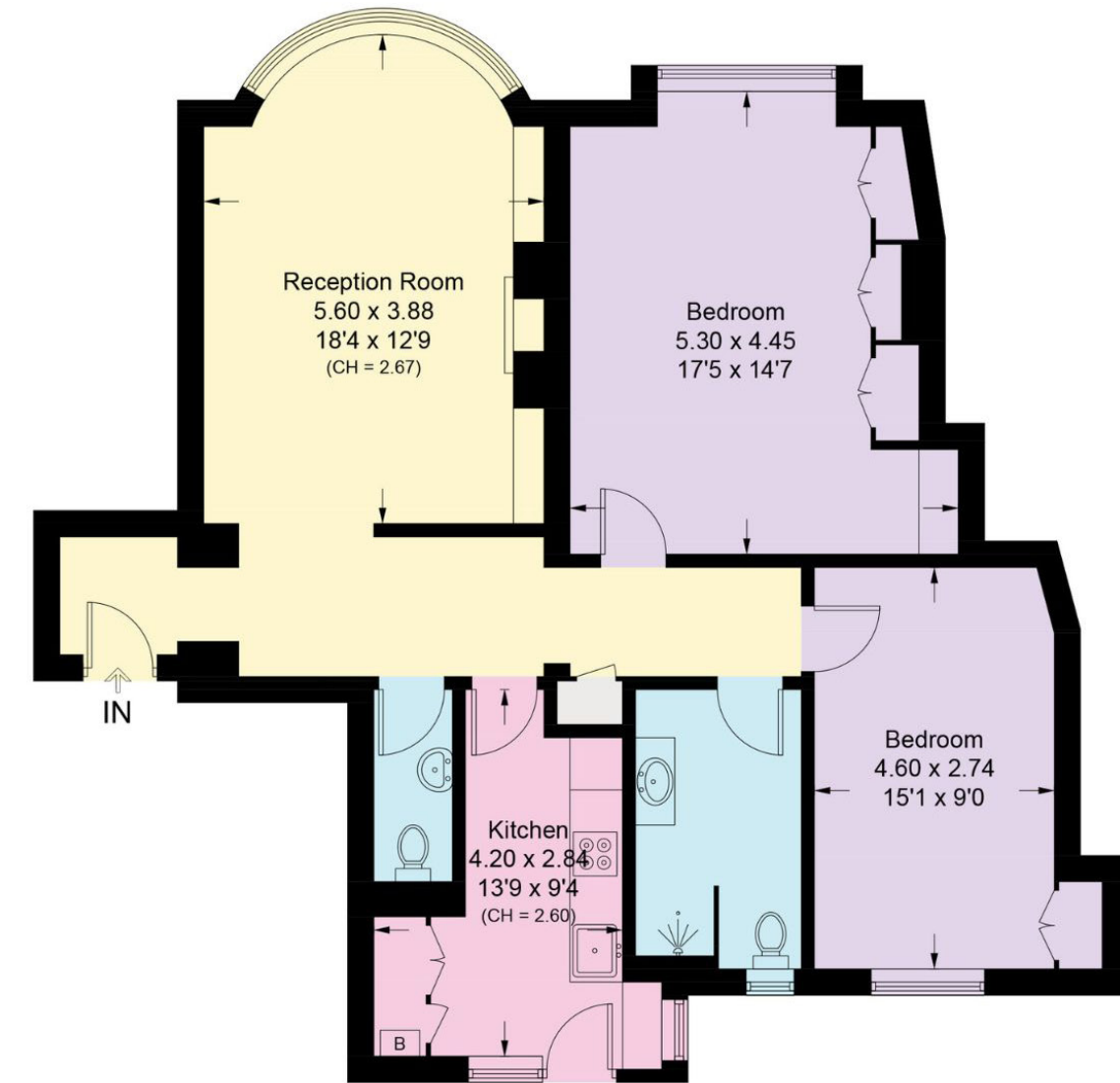
A NEWLY REFURBISHED GEM

This bright home has been renovated to an excellent standard and benefits from a practical layout. It showcases a southwest-facing reception room with a marble fireplace and traditional bay windows, allowing an abundance of natural light. The sleek Italian made Poliform kitchen is complete with fully integrated Miele appliances. There are two spacious bedrooms with bespoke wardrobes, a shower room and an additional guest WC. The property further benefits from lift access and air conditioning.

Portland Place is perfectly located for the shops and restaurants of Marylebone Village and Fitzrovia. Excellent transport links from Regent's Park and Great Portland Street stations make it easy to get around London.

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.





First floor
Approximate Gross Internal Area = 90.5 sq m / 974 sq ft
Including Limited Use Area = 1 sq m / 11 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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