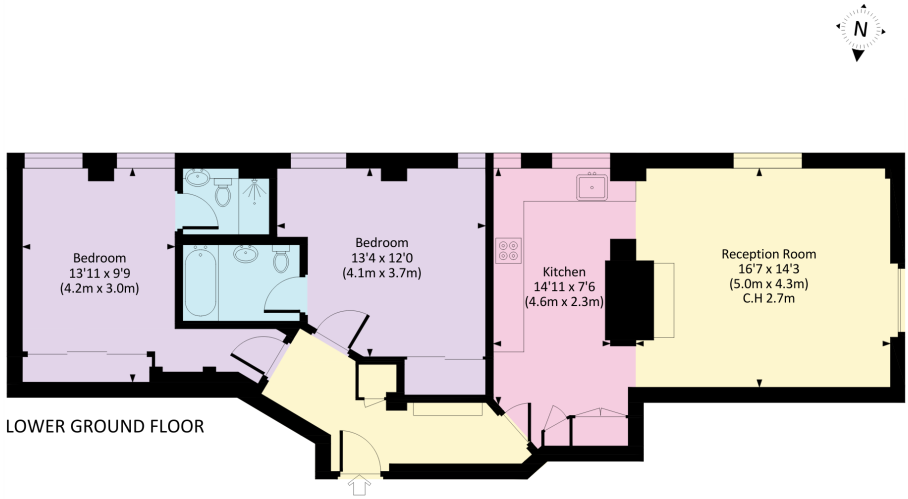




## PORTLAND PLACE

Marylebone W1B





## A MASTERPIECE IN MODERN DESIGN

A beautifully presented apartment in a portered period building in Marylebone.

2 2 1 D

Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold, approximately 89 years remaining

Service charge: £10,000 per annum, reviewed every year, next review due 2026

Guide Price: £950,000

This lovely home offers a practical layout across 878 sq ft. It comprises two double bedrooms with built in wardrobes and en suite bathrooms, a spacious reception room with a dining area and a modern, fully fitted kitchen with a breakfast bar. Residents of the building also benefit from access to the private gardens of Park Crescent Park Square Gardens.

Portland Place is ideally located for the lively shops and restaurants of Marylebone Village and Fitzrovia. Excellent transport links from Regent's Park and Great Portland Street stations. We have been unable to confirm the service charge and ground rent review periods. You or your advisors should make your own enquiries.

Approximate Gross Internal Area = 878 sq ft / 82.0 sq m

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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