

Portland Place

MARYLEBONE W1

PORTLAND PLACE W1

A HOME STEEPED IN HISTORY & GRANDEUR

Constructed in the 18th Century, Portland Place stood as the era's grandest street, welcoming an array of distinguished residents from aristocrats like Sir Robert Ladbrooke, a goldsmith and once Lord Mayor of London, to influential figures such as Arthur Guinness.

After serving various roles, including a medical base, this Georgian townhouse has been lovingly restored as a private residence.





1940s AESTHETICS WITH BOLD CONTEMPORARY STYLE

Transformed into an elegant family residence, this exquisite Georgian townhouse marries historical charm with contemporary design.

The recent renovation, a collaborative effort between renowned interior designer Hubert Zandberg and architectural designer Jan Swanpoel, breathes new life into the home while honoring its heritage. Preserving the classic exterior, the interior redesign crafts exceptional spaces for both entertainment and tranquility, maintaining the original architectural details and the grandeur of high ceilings.



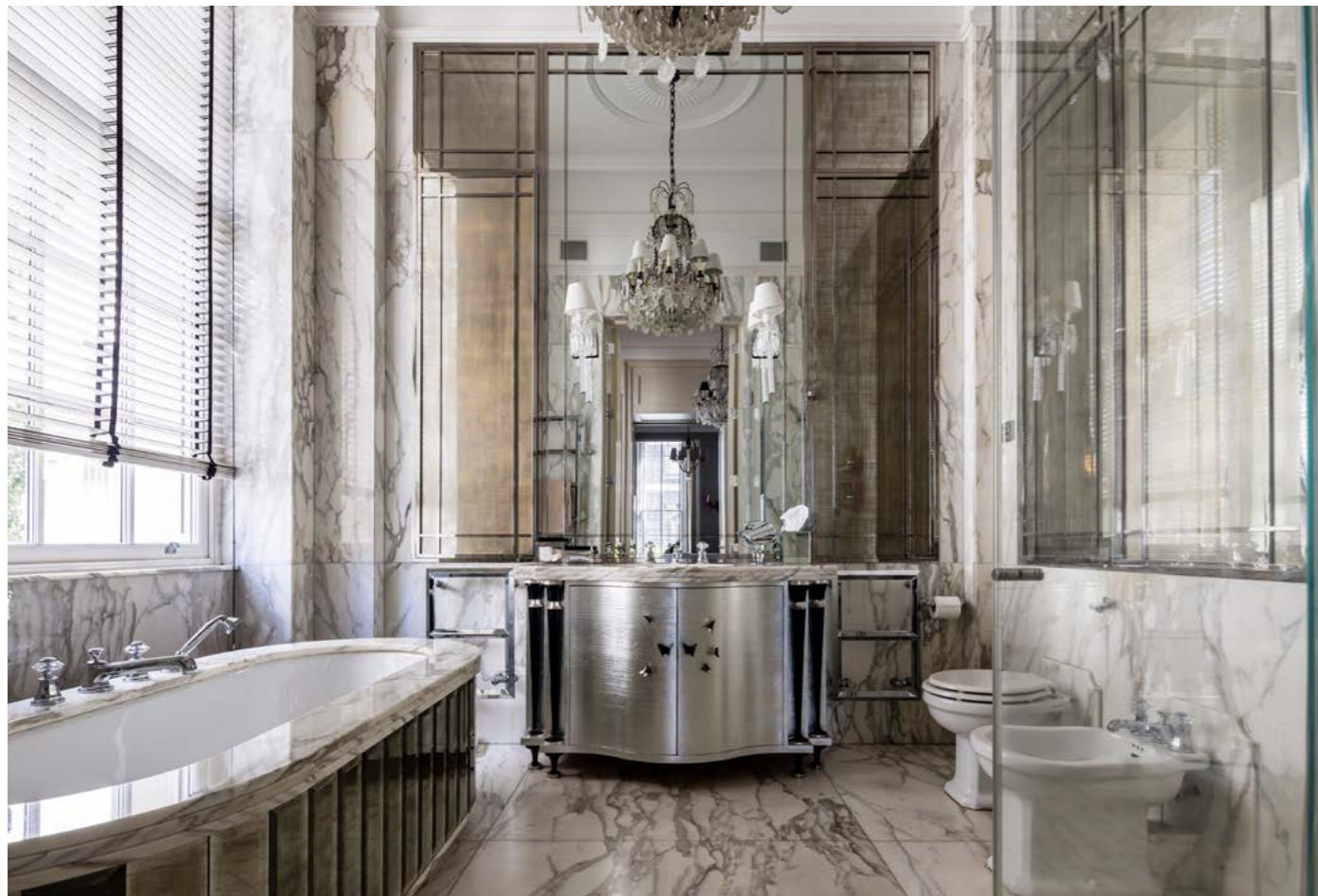




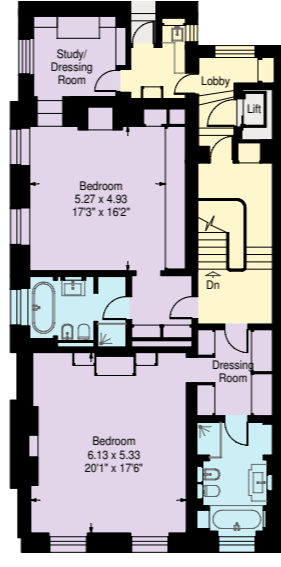
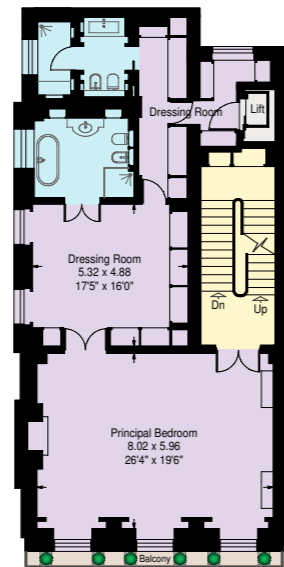
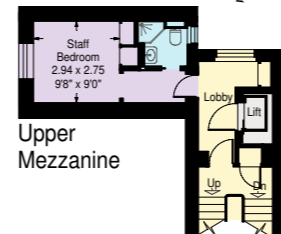
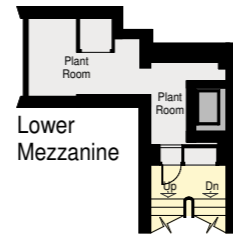
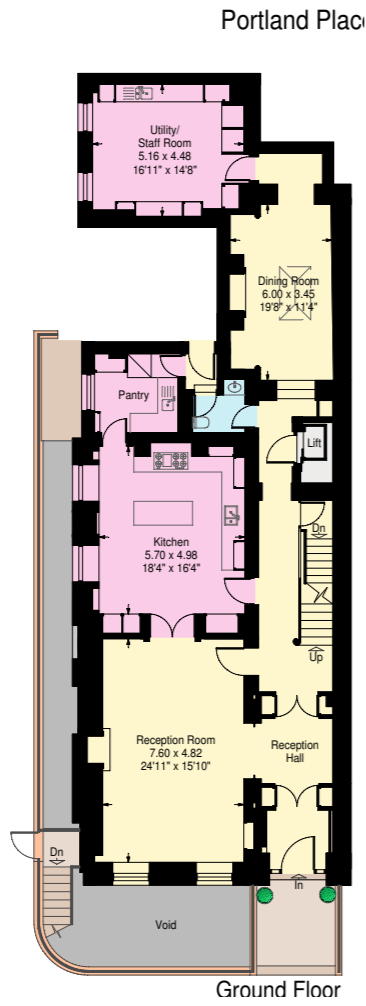
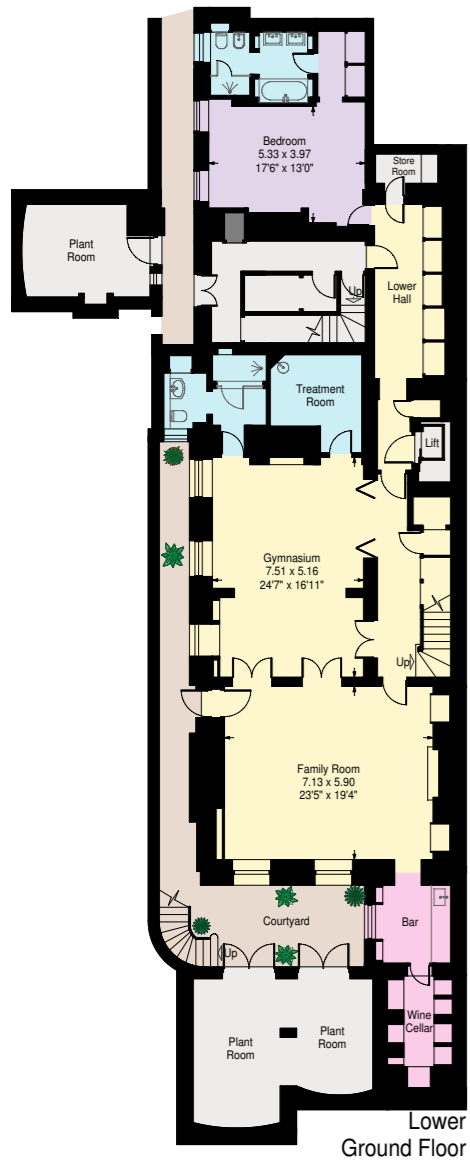
THE PRINCIPAL SUITE & BEDROOMS

The principal suite, formerly the building's Grand Salon, offers a peaceful city escape, complete with two ensuite dressing rooms and two elegantly appointed bathrooms.

Additionally, the home boasts three guest bedrooms with ensuite bathrooms and staff quarters on the top floors.



FLOORPLAN



Gross Internal Area - 8,174 sq ft / 759.4 sq m

ACCOMMODATION

- Hallway
- Reception Room
- Kitchen
- Dining Room
- Family Room
- Wine Cellar
- Principal Bedroom with two dressing rooms and two ensuite bathrooms
- Three Further Bedrooms with ensuite bathrooms
- Gymnasium
- Treatment Room
- Bar
- Pantry
- Utility Room
- Staff Accommodation with ensuite bathroom
- Private Courtyard
- Study/Dressing Room
- Three Plant Rooms
- Lift Access throughout
- Steam Room
- Guest Cloakroom

SPECIFICATION

- A fully terminated data infrastructure.
- House-wide high-speed Wi-Fi, secure and managed private network.
- Lutron Homeworks lighting and shading control systems.
- Central HD video distribution.
- Multiroom audio system with built-in speakers.
- Integrated HVAC system controls and CCTV monitoring.
- Wireless touch screen controllers, for Entertainment System and Integrated Control features.
- Telephone system with door intercom stations.
- Wolf Double Range Cooker
- Sub-Zero fridge
- Sub-Zero double side fridge freezer
- Two Sub-Zero Wine fridges
- Miele Washing Machine
- Miele Dryer
- 4 pipe VRF cooling and heating
- Standalone ventilation system

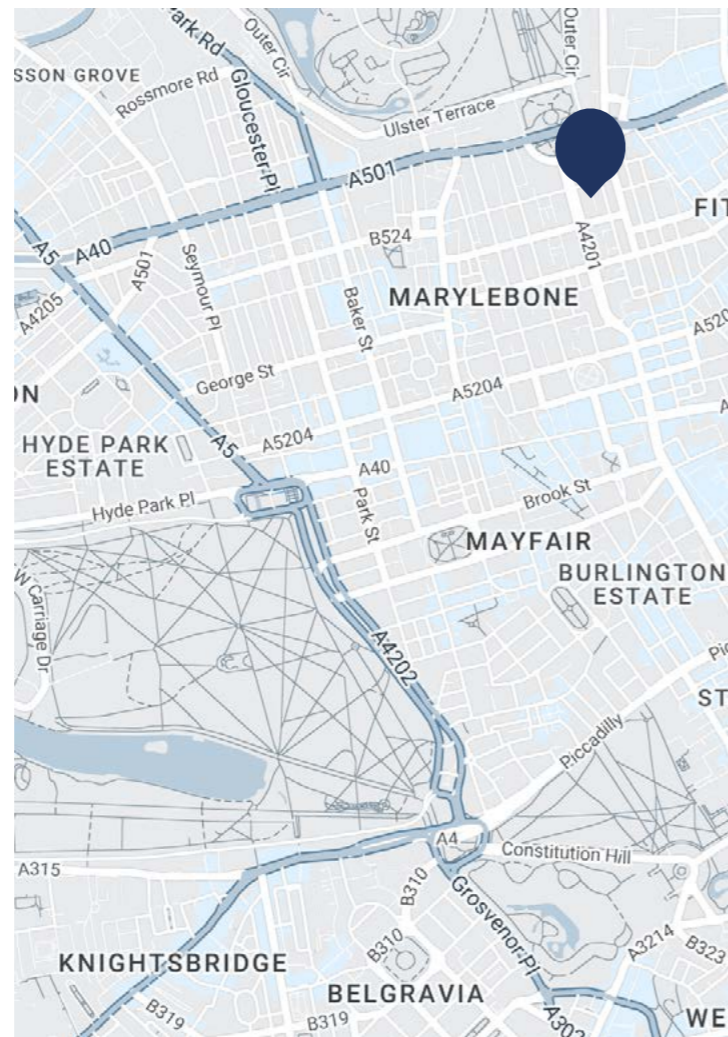




LOCATION

Portland Place is at the heart of Prime Central London with Oxford Circus at one end, and The Regent's Park at the other. The postcode exuberates prestige and elegance surrounded by some of London's top restaurants, boutiques and health & wellbeing amenities.

The area is a retreat from the hustle and bustle of London's busy streets with one of London's finest Royal Parks just a 5-minute walk away. Alternatively, you also have London's epicentre, Regent's Street and Oxford Street, a 5-minute walk in the opposite direction.



TERMS

Viewing by appointment only
Price: £19,750,000
Leasehold 162 years remaining
EPC Exempt | Council Tax Band H

**BEAUCHAMP
ESTATES**

+44 (0)20 7722 9793
sjw@beauchamp.com
80 St John's Wood High Street, NW8 7SH

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