



Ambika House,, 9B Portland Place,
Marylebone, W1B

Asking Price £2,950,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Napier Watt is proud to present you a beautifully refurbished 3-bedroom, 3-bathroom sub-penthouse on the 6th floor of Ambika House, featuring air conditioning throughout, two en-suite bedrooms, and the added convenience of a dedicated underground parking space. The apartment offers 1,397 sqft / 129 sqm of accommodation and enjoys dual-aspect east and west-facing views, filling the space with natural light and offering a private balcony for city views.

Residents benefit from a day porter and lift, enhancing both comfort and security. Located on Portland Place, opposite the BBC and next to The Langham, it's just minutes from Regent's Park and Oxford Circus—a prime opportunity for luxurious living in the heart of London.

Entrance Hall : Reception Room : Luxury Fitted Kitchen : 3 Double Bedroom : 3 Bathroom (2 Ensuite) : Balcony
: Reserved Parking : Lift : Porter : Air Conditioning : Newly Refurbished

Key Features

- NEWLY REFURBISHED
- 3 BEDROOMS 3 BATHROOMS
- DAY PORTER
- UNDERGROUND PARKING SPACE
- AIR CONDITION
- BALCONY
- LIFT

Terms

Leasehold : Approx 128 years
Service Charge : £12,000.00
Ground Rent : Peppercorn
Council Tax Band Westminster G

Ambika House, Portland Place, W1B

Approximate Area = 129.8 sq m / 1397 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)



Sixth Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.