



Portland Place  
Marylebone, W1B

CHESTERTONS

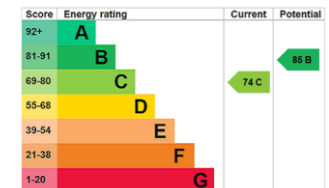




This well-proportioned lateral apartment extends to approximately 1,505 sq ft and is presented in good condition throughout. The accommodation comprises three bedrooms and two bathrooms, with the principal bedroom benefiting from an en-suite bathroom and a walk-in wardrobe. A spacious double reception room provides clearly defined living and dining areas and opens onto a private balcony, while wood flooring runs throughout the principal living spaces. The building offers a porter, lift access and the rare advantage of a private communal patio garden. Situated at 55 Portland Place, an elegant and highly regarded building on one of London's finest Parisian-style boulevards, the property is ideally located for the amenities of Oxford Circus and Regent Street, excellent transport connections, and the open green spaces of Regent's Park.

- Three beds, two baths
- Principal en suite
- Walk-in wardrobe
- Lateral layout
- 1,505 sq ft
- Double reception
- Private balcony
- Wood flooring
- Porter and lift
- Close to transport
- Oxford Street and Regent Street nearby
- Regent's Park close

Asking Price £2,100,000



**Tenure:** Leasehold 99 years 3 months (03/04/2125)

**Service Charge:** £19,700 per annum including £5,755 reserve fund contributions

**Ground Rent:** None

**Local Authority:** City of Westminster

**Council Tax Band:** G

*Chestertons Hyde Park & Marylebone Sales*

40 Connaught Street

London

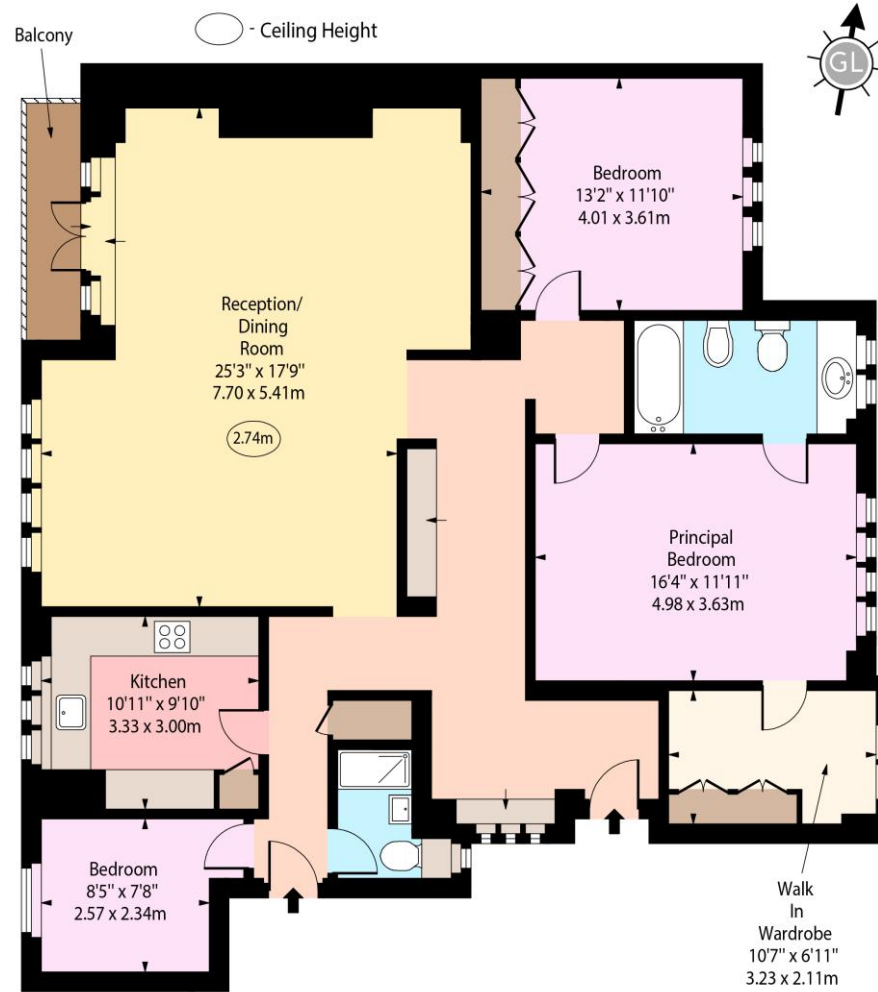
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Third Floor

Approx Gross Internal Area 1505 Sq Ft - 139.81 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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