



PORTLAND PLACE

Marylebone W1B



## LUXURY IN THE HEART OF MARYLEBONE

An immaculate lateral apartment with outside space situated on the first floor of a prestigious block on Portland Place.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of Freehold, plus leasehold, approximately 985 years remaining

Service charge: £14,432 per annum, reviewed every year, next review due 2026

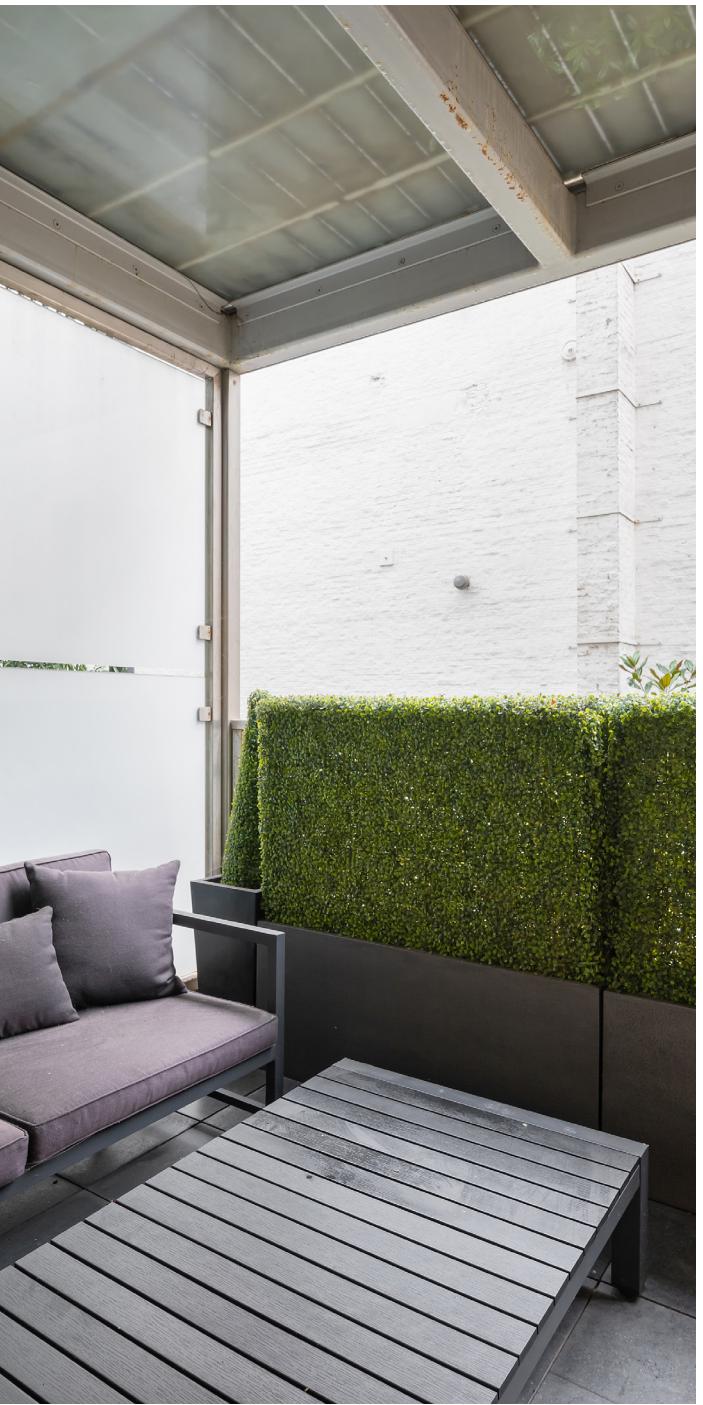
Guide price: £3,950,000



## IMPECCABLE STYLE AND GREAT VOLUME

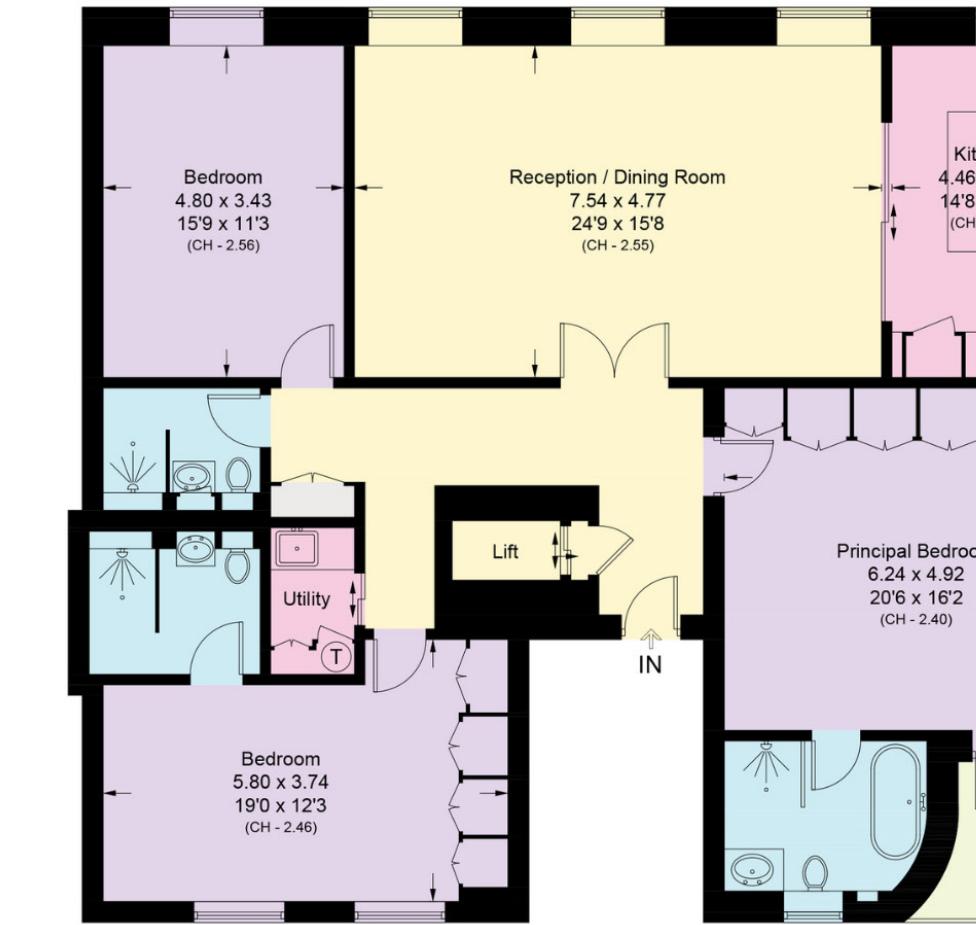
This stunning home offers an excellent layout across approximately 1,771 sqft. It showcases a three windows wide reception/ dining room and a semi-separate kitchen with fully integrated Gaggenau appliances and pocket doors. The principal bedroom is complete with an en suite bathroom and access to the balcony. There are two additional bedrooms, one with en suite, and a separate family bathroom. The property further benefits from a utility room, direct lift access and day concierge service.

Portland Place is ideally located for the world-class shops, restaurants and amenities of Marylebone and Mayfair. There are excellent transport links from the nearby Oxford Circus and Regent's Park stations.





Approximate Gross Internal Area = 164.5 sq m / 1,771 sq ft (Excluding Lift)  
Including Limited Use Area (3.3 sq m / 35 sq ft)



First Floor

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. (ID76726)





We would be delighted  
to tell you more.

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