



**BEAUCHAMP
ESTATES**

Portland Place





Lateral three-bedroom apartment on Portland Place.



Exterior

This first floor apartment is set within a purpose-built building on one of the grandest boulevards in the West End. Residents have a porter and concierge service, passenger lift access and parking for three cars, a rare provision in this part of central London.

Highlights

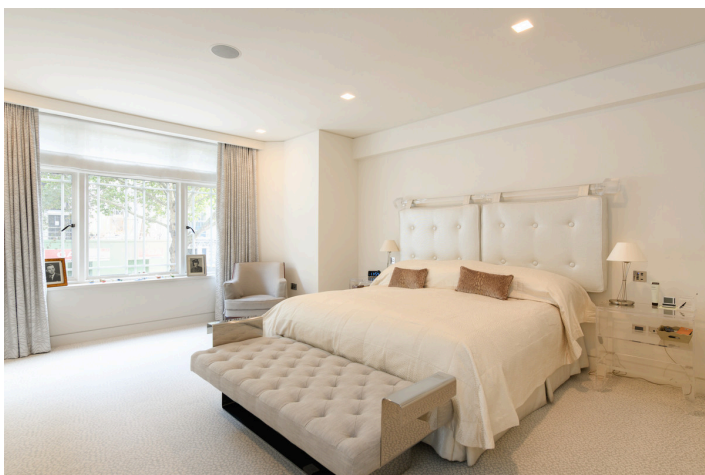
- Porter
- Concierge
- Passenger Lift
- Three Parking Spaces
- High Ceilings





Interiors

Arranged on a single floor, the apartment has high ceilings, oak flooring, natural light throughout, and has been finished to a high standard. The hall leads to a generous reception room, while the fully fitted kitchen, with a central island and adjoining utility room, flows through to a separate dining room. The principal bedroom has a dressing room and an ensuite bathroom with a bath and separate shower. The second bedroom has an ensuite shower room, and the third bedroom, which works equally well as a study, has its own ensuite shower room. A guest cloakroom completes the accommodation.

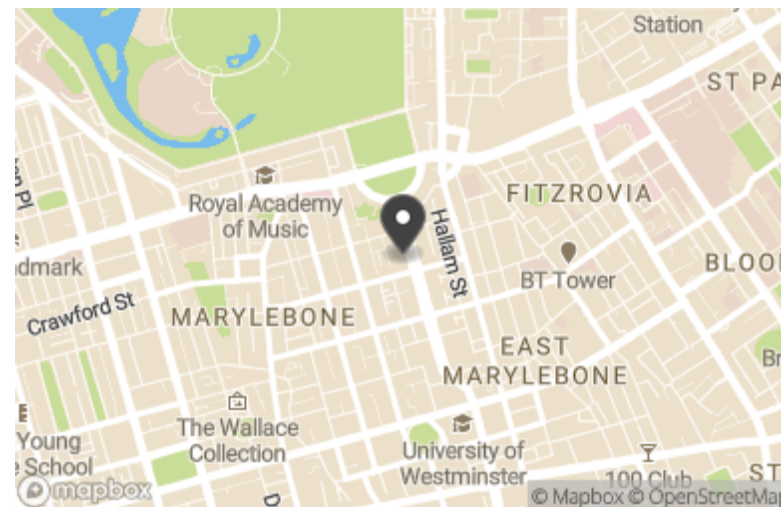


Features

- 24/7 Concierge
- Built In Robes
- Central Heating
- Comfort Cooling
- Covered Parking

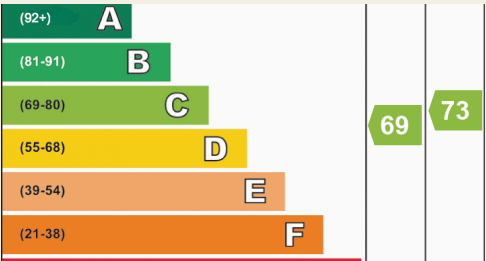
Location

Located on Portland Place, the apartment is at the northern end of the boulevard that John Nash drew into his royal route to Regent's Park, moments from the stucco sweep of Park Crescent and the open lawns beyond. Marylebone High Street is close by, home to Daunt Books in its Edwardian galleried shop, The Conran Shop and a run of independent cafés and restaurants, while Regent Street, Oxford Circus and the boutiques of Mayfair lie to the south. Regent's Park station on the Bakerloo line and Great Portland Street station on the Circle, Hammersmith & City and Metropolitan lines are both within walking distance, putting the West End, the City and King's Cross within easy



Terms

Price: £5,500,000
Tenure: Leasehold, 99 years remaining
Ground Rent:
Service Charge: £31,630.00
Local Authority: Westminster
Council Tax: H



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Portland Place, W1B

Approximate Gross Internal Area = 2488 sq ft / 231.14 sq m



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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