



## PORTLAND PLACE

Marylebone, W1B



## ELEGANT AND MODERN DESIGN IN A PERIOD BUILDING

A newly refurbished two bedroom apartment on the first floor of a prestigious portered block on Portland Place, moments away from Regent's Park.



2 1.5 1 EPC

Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold, approximately 98 years remaining

Service charge: £8,960 per annum, reviewed every year, next review due 2025

Guide price: £2,350,000

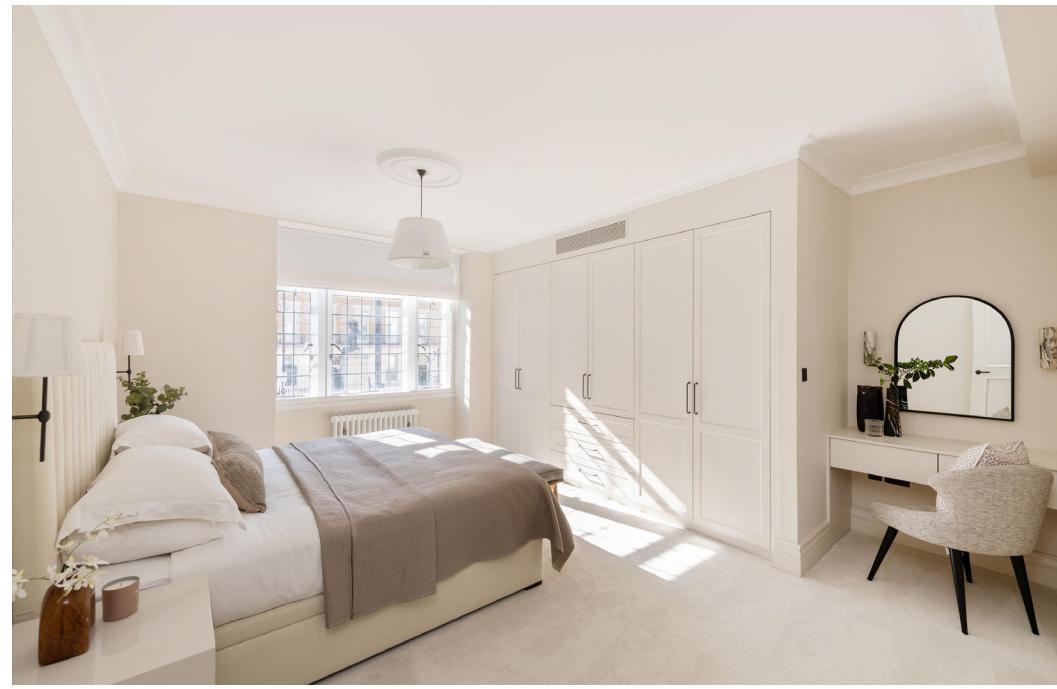


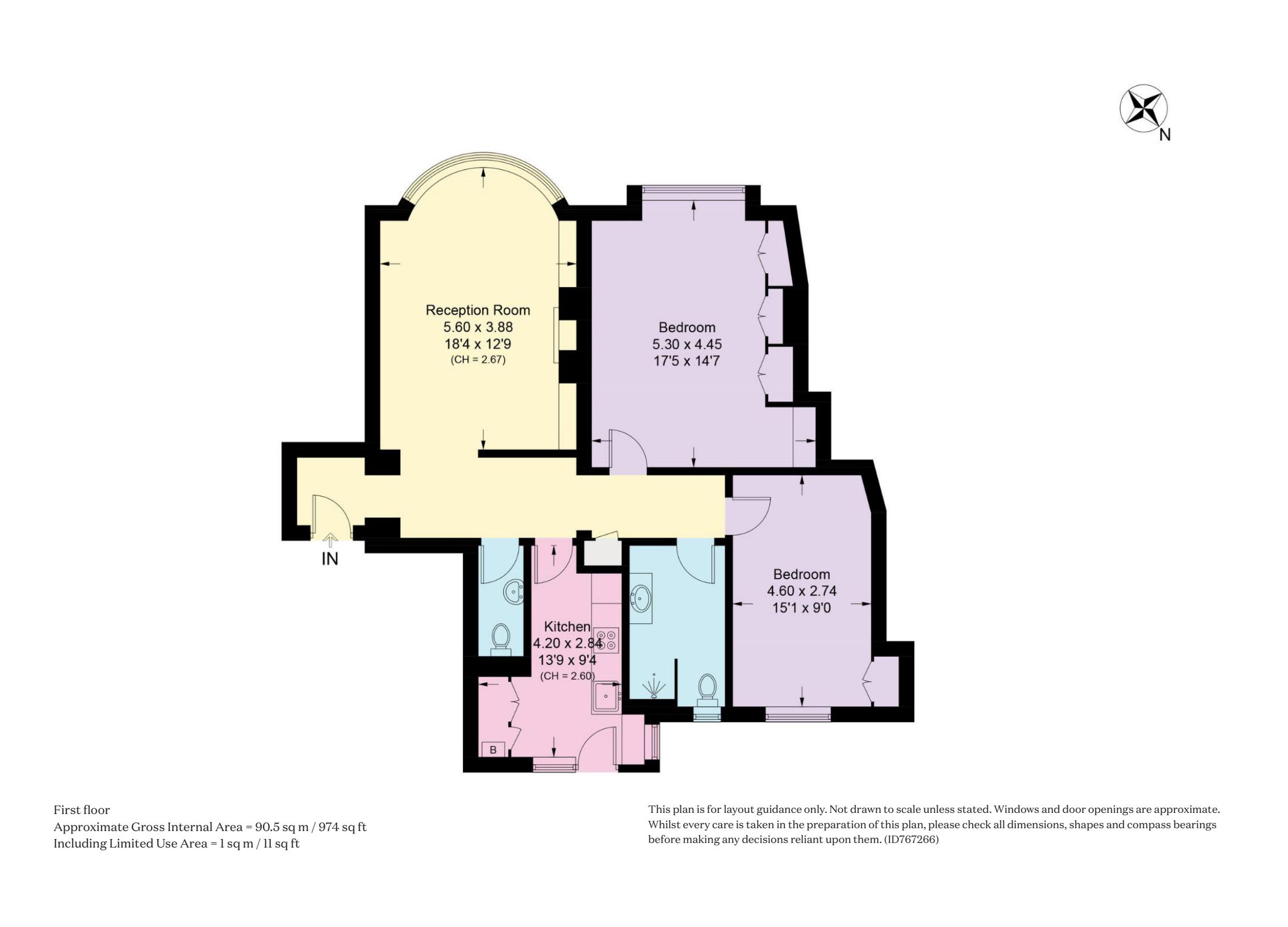
## A NEWLY REFURBISHED GEM

This bright home has been renovated to an excellent standard and benefits from a practical layout. It showcases a southwest-facing reception room with a marble fireplace and traditional bay windows, allowing an abundance of natural light. The sleek Italian made Poliform kitchen is complete with fully integrated Miele appliances. There are two spacious bedrooms with bespoke wardrobes, a shower room and an additional guest WC. The property further benefits from lift access and air conditioning.

Portland Place is perfectly located for the shops and restaurants of Marylebone Village and Fitzrovia. Excellent transport links from Regent's Park and Great Portland Street stations make it easy to get around London.

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.







We would be delighted  
to tell you more.

**Sam Thornton**  
+44 20 7751 2403  
Samuel.Thornton@knightfrank.com

**Knight Frank Marylebone**  
Unit 49, 55 Baker Street

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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