



PORTLAND PLACE

Marylebone W1B



CHARMING PERIOD APARTMENT

An excellent duplex apartment located on the ground and lower ground floor of a sought-after mansion block in one of Marylebone's most prestigious streets.



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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 87 years remaining

Service charge: £9,600 per annum, water and heating included, reviewed every year, next review due 2026

Ground rent: Included in the Service Charge

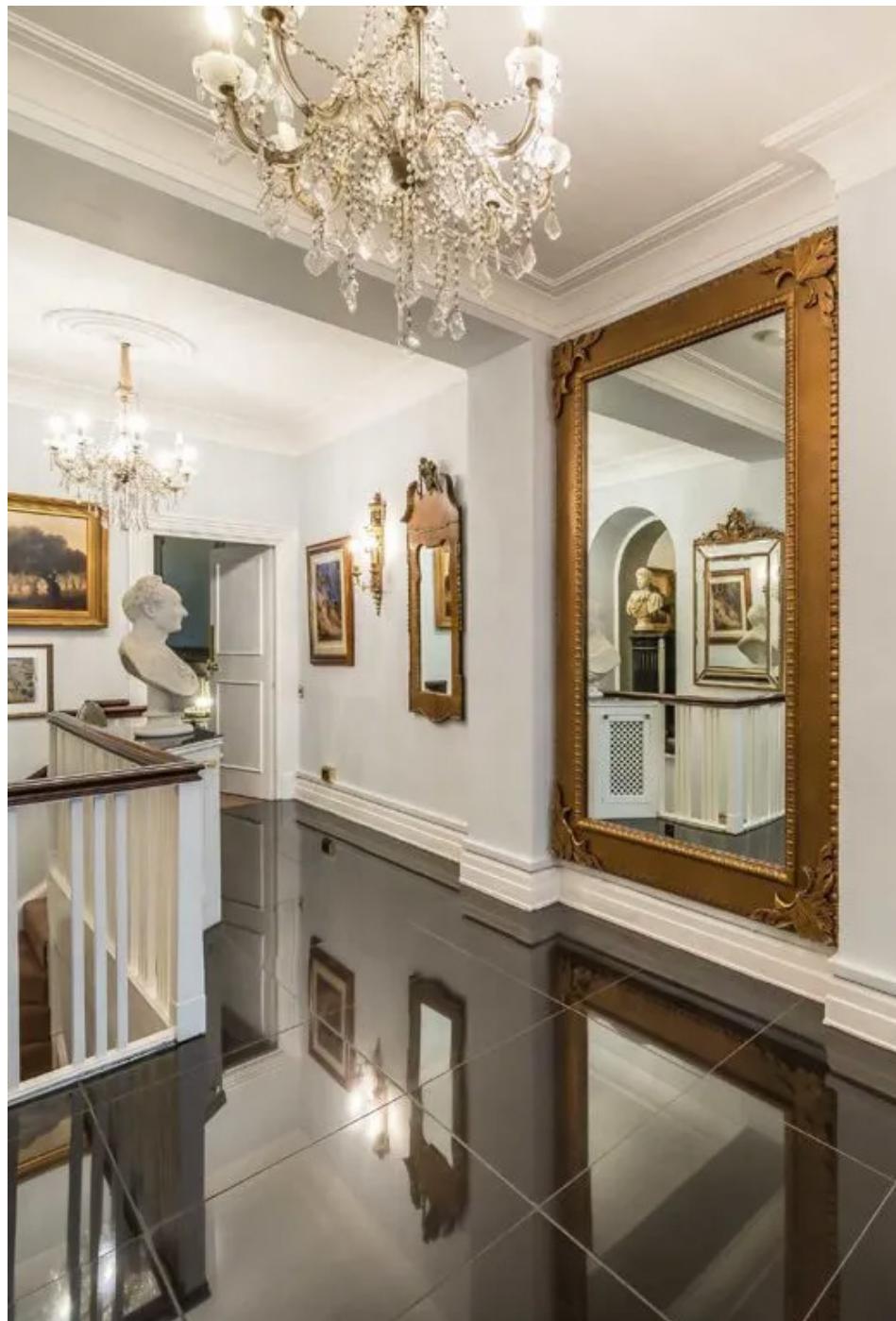
Guide Price: £1,700,000



WONDERFUL LOCATION

This unique home showcases two bedrooms, both with en suite bathroom and large built-in wardrobes and one with access to the patio on the lower ground floor, and a stunning entrance hall with high ceilings, a reception room, a separate dining room and a fully equipped kitchen on the ground floor. The property further benefits from porter service, resident parking and private gardens for a small annual fee.

Portland Place is only a stone's throw away from the green open spaces of Regent's Park, and the lively restaurants and stylish boutique shops of Marylebone. The flat is well-connected, with multiple transport options nearby, adding convenience for commuters and city explorers. Experience the vibrancy and charm of city living in this prime location.

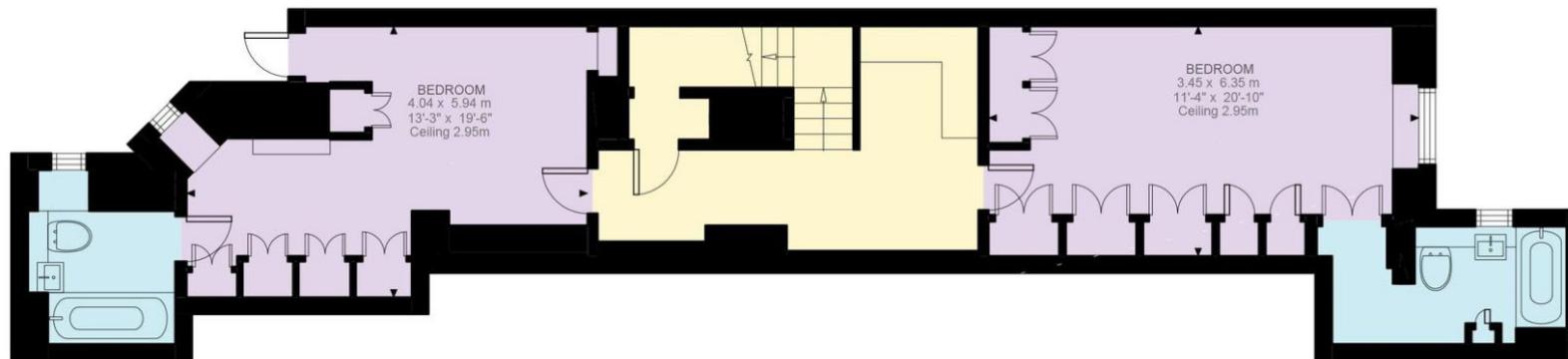




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Ground Floor
824 ft²



Lower Ground Floor
777 ft²

Approximate Gross Internal Area = 148.74 sq m / 1,601 sq ft

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. (ID767266)



We would be delighted
to tell you more.

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