



Portland Place  
Marylebone, W1B

CHESTERTONS



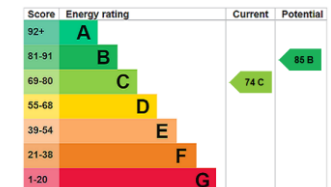




This well-proportioned lateral apartment extends to approximately 1,505 sq ft and is presented in good condition throughout. The accommodation comprises three bedrooms and two bathrooms, with the principal bedroom benefiting from an en-suite bathroom and a walk-in wardrobe. A spacious double reception 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 £2,500,000



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

**Service Charge:** Please Enquire

**Ground Rent:** Please Enquire

**Local Authority:** City of Westminster

**Council Tax Band:** G

*Chestertons Hyde Park & Marylebone Sales*

40 Connaught Street

London

W2 2AB

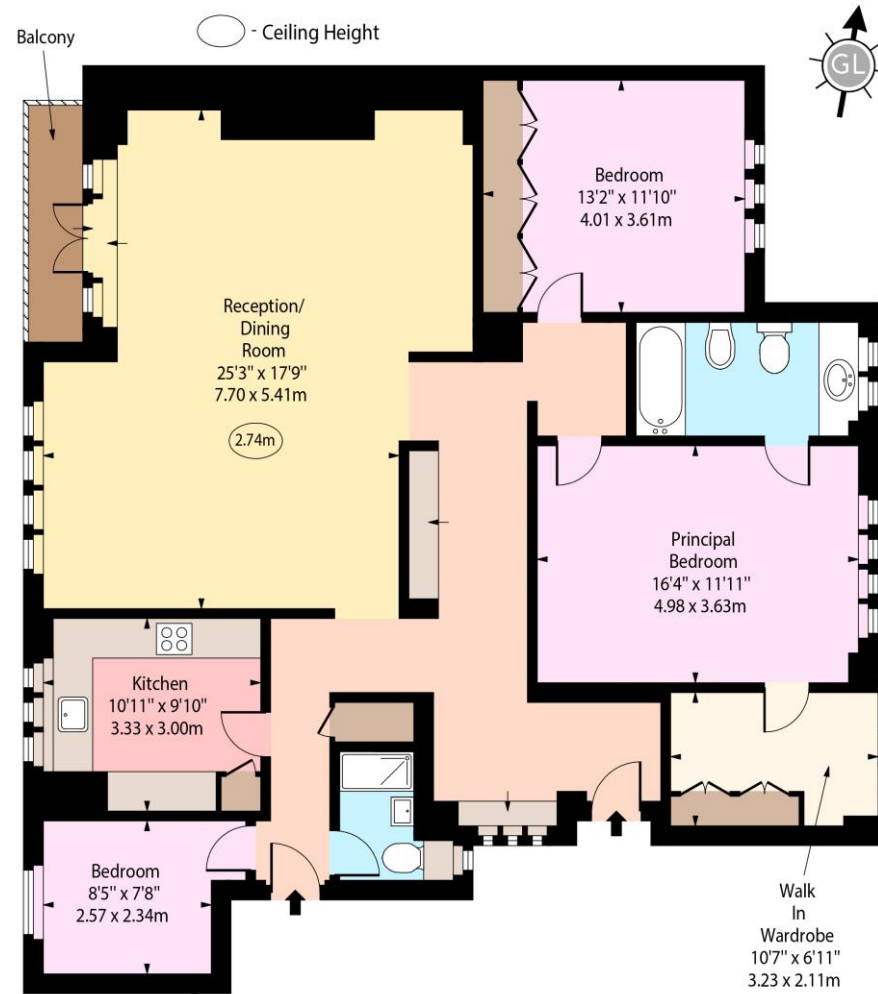
hydepark@chestertons.co.uk

020 7298 5900

chestertons.co.uk



# Portland Place, W1B



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.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 030144E

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable