

Winsley Court, Portland Place
Marylebone, London W1B

WAYNE & SILVER

The Property

A two bedroom two bathroom ground floor apartment in a beautiful period building on Portland Place.

Requiring modernisation this apartment is the perfect opportunity for the incoming purchase to create a wonderful home, an ideal investment rental hold or the perfect pied-a-terre.

Located in the heart of Marylebone, Winsley Court is an exceptionally well run secure block with Porter, communal heating and hot water. Great Portland Street and Oxford Circus stations are almost equi-distant from the flat (Bakerloo, Central and Circle lines).

Chain Free.



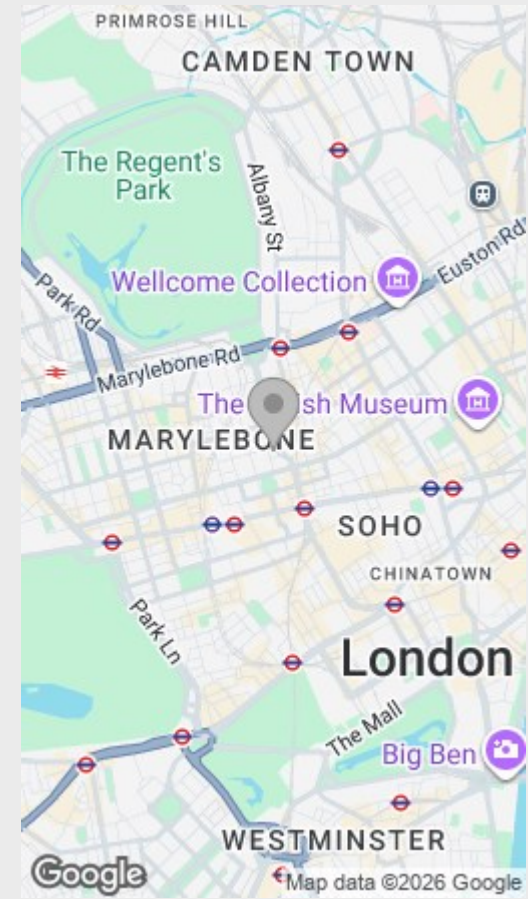
Key Features

- 2 bedrooms
- Ground floor
- Porter
- Central Marylebone location
- Period Mansion Block





Location





Portland Place

£725,000

BEDROOMS

2

BATHROOMS

2

INTERNAL

625.00 sq ft

EPC

LOCAL COUNCIL

Westminster

TAX BAND

F

TENURE

Leasehold

YEARS REMAINING

n/a



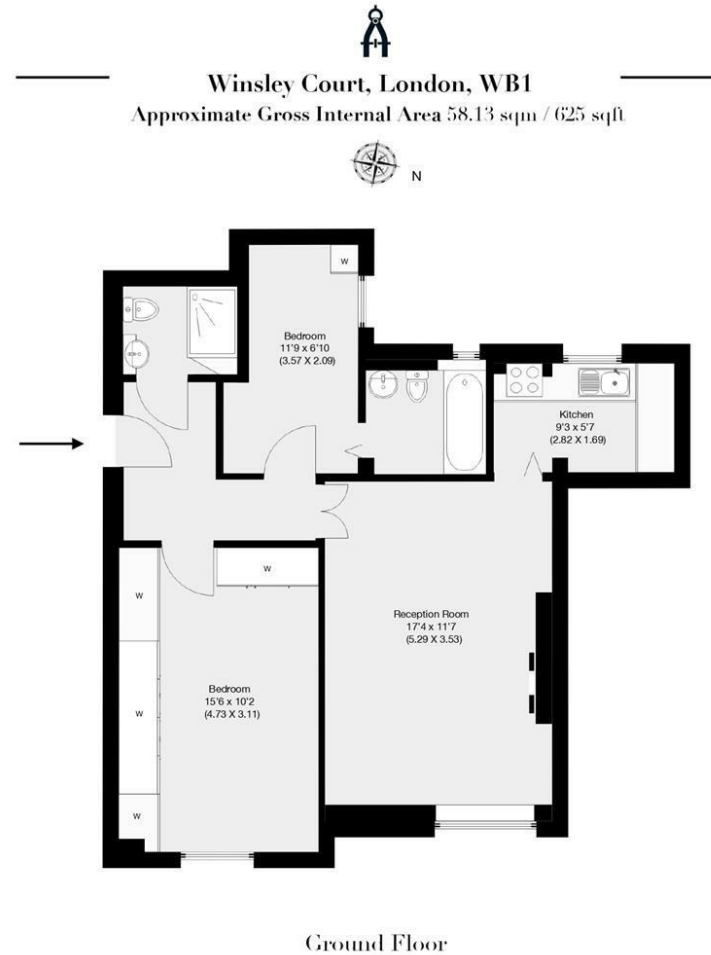
Floorplan & EPC

£725,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**



Ground Floor

THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY ARCHIMEDIA web: www.archi-media.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property quoted on this plan and any figures given to assist guidance only and should be treated as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.