



Charming three bedroom flat situated on the second floor of a portered building with a lift.

Portland Place, Marylebone, London, W1B

Guide price £3,750,000, Leasehold (approximately 136 years remaining)

savills

Charming three bedroom flat situated on the second floor of a portered building with a lift.

Three bedrooms • Two bathrooms • Portered block • Recently renovated common parts • Views the length of Portland Place • Excellent ceiling height • Service charge approximately £10,630.76 per annum • Ground rent approximately £230.00 per annum • EPC = C

Local Information

Portland Place runs between Park Crescent and Regent Street. It is ideally located for the boutique shops and restaurants of Marylebone and Mayfair as well as the renowned shopping of Oxford Street and the world famous Selfridges department store. Nearby transport links include Regent's Park (Bakerloo line) and Oxford Circus (Bakerloo, Central and Victoria lines) underground stations.

About this property

A beautifully presented three bedroom apartment, located on the second floor of this recently renovated building, with a lift and 24 hour portage. The flat offers well balanced accommodation, including a reception room of impressive proportions, which is four windows wide. The apartment further benefits from an abundance of natural light, excellent views of Portland Place and the private gardens of Park Square & Park Crescent, to which the apartment has access. The property also comes with a reserved parking space for one car at the back of the building, within a gated mews.

Tenure

Leasehold (approximately 136 years remaining)

Local Authority

Westminster City Council

Energy Performance

EPC Rating = C

Viewing

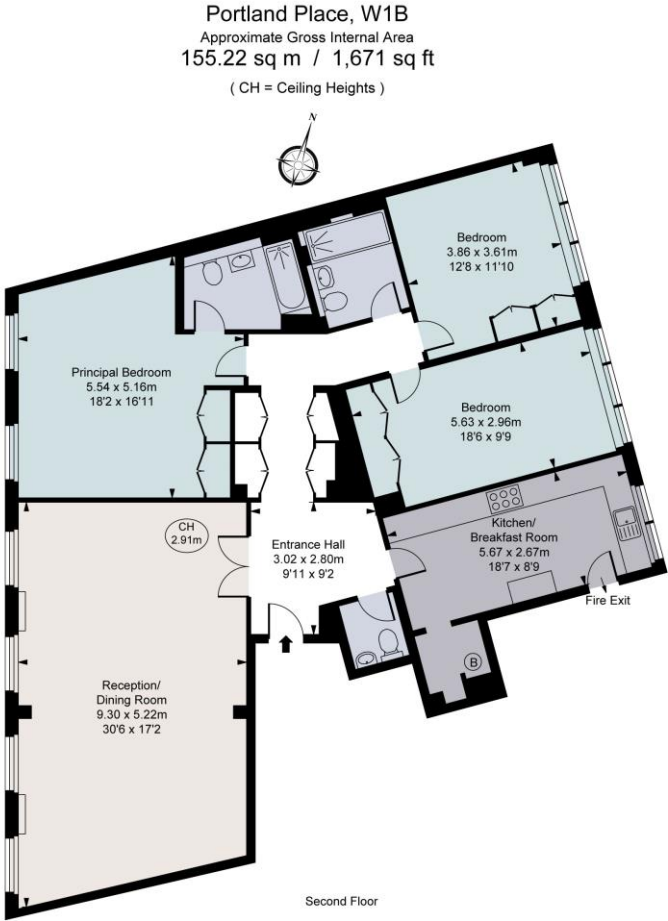
All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.





Portland Place, Marylebone, London, W1B
Gross Internal Area 1671 sq ft, 155.2 m²

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This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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