



A beautifully finished two bedroom flat located on one of Marylebone's finest garden squares.

Portman Square, London, W1H

Guide Price £1,495,000 Leasehold (Lease Expiry March 2123)



2 bedrooms • 2 bathrooms • 24 hour concierge • Fully airconditioned • Newly developed • Access to Portman Square  
• On the cusp of Mayfair

### Local Information

The flat is superbly located for the greenery of both Hyde Park and Regent's Park, together with the world class shops and restaurants of Marylebone and the West End.

The transport links are excellent from neighbouring Marble Arch (approximately 0.3 miles) and Baker Street (approximately 0.6 miles) underground stations, Marylebone (approximately 0.7 miles) and Paddington (approximately 1 mile) train stations, and access to the West and Heathrow via the A40.

### About this property

This two bedroom flat has been immaculately designed with an excellent use of space, and well proportioned rooms. The entire apartment has been renovated to a high standard throughout, air conditioned and benefits from lift and a 24 hour porter.

### Tenure

Leasehold (Lease Expiry March 2123)

### Local Authority

City Of Westminster

### Council Tax

Band = G

### Ground Rent

£0 per annum

### Service Charge

£7,000 per annum

### 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.



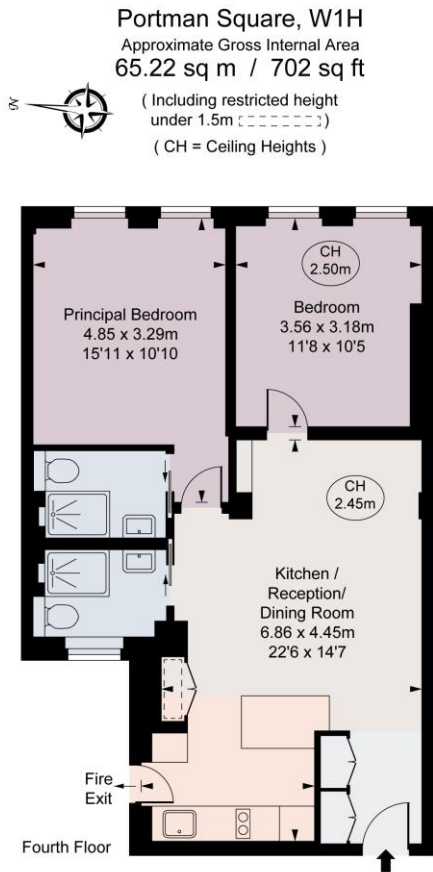




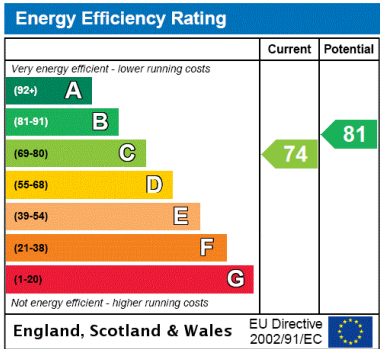
Portman Square, London, W1H  
Gross Internal Area 702 sq ft, 65.2 m<sup>2</sup>

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This plan is not to scale. It is for guidance and not for valuation purposes.  
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