



A charming two bedroom apartment located on one of London's most prestigious streets with resident concierge.

**Portland Place, Marylebone, London, W1B**

Guide price £1,295,000, Leasehold (approximately 102 years remaining)





# A charming two bedroom apartment located on one of London's most prestigious streets with resident concierge.

Open plan kitchen/reception • Principal ensuite bedroom • Further bedroom • Shower room • Resident porter • Superb location • Excellent communal areas • No chain • Service charge approximately £5,000 per annum • Ground rent approximately £100 per annum • EPC = D

## Local Information

The grand boulevard of Portland Place runs between Park Crescent and Regent's 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, and Euston and King's Cross St Pancras train stations.

## About this property

This immaculately developed, and wonderfully bright apartment, comprises an open-plan reception/kitchen, ensuite bedroom, further bedroom and bathroom. The apartment is situated in an impressive residential building with resident concierge.

## Tenure

Leasehold (approximately 102 years remaining)

## Local Authority

Westminster City Council

## Energy Performance

EPC Rating = D

## Viewing

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

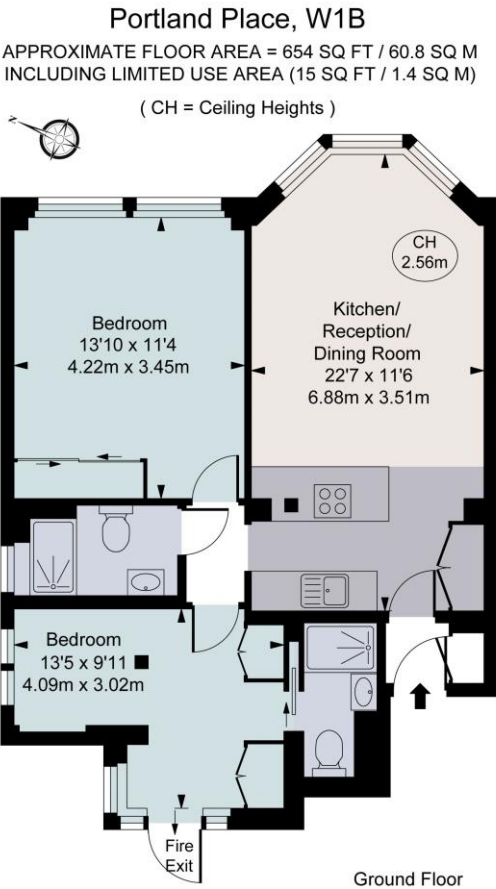




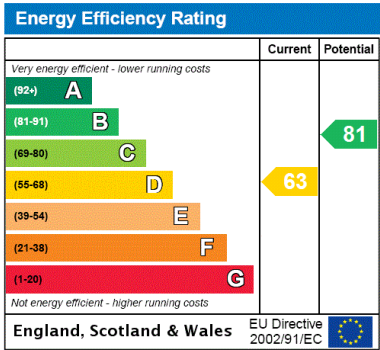


Portland Place, Marylebone, London, W1B  
Gross Internal Area 654 sq ft, 60.8 m<sup>2</sup>

Nick Poppe  
Marylebone & Fitzrovia  
+44 (0) 20 3527 0400  
npoppe@savills.com



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