

# Portland Place, Marylebone **W1B**

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A bright apartment situated on the seventh floor of a highly desirable portered block on Portland Place. This home comprises two spacious bedrooms, a study, a bathroom, a large reception room, a dining area, a guest cloakroom, and a separate fully fitted kitchen. The property further benefits from a lift, porter, wooden floors throughout and access to the private Regents Crescent gardens.

Portland Place benefits from an excellent location moments away from Regent's Park, Marylebone and Fitzrovia. There are excellent transport links from the nearby Regent's Park and Great Portland Street stations.



**Guide price:** £2,000,000

**Tenure:** Leasehold: approximately 99 years remaining

**Service charge:** £8,623.54 per annum. We have been unable to confirm the service charge review period.

**Ground rent:** £75 per annum. We have been unable to confirm the ground rent review period.

**Local authority:** City of Westminster

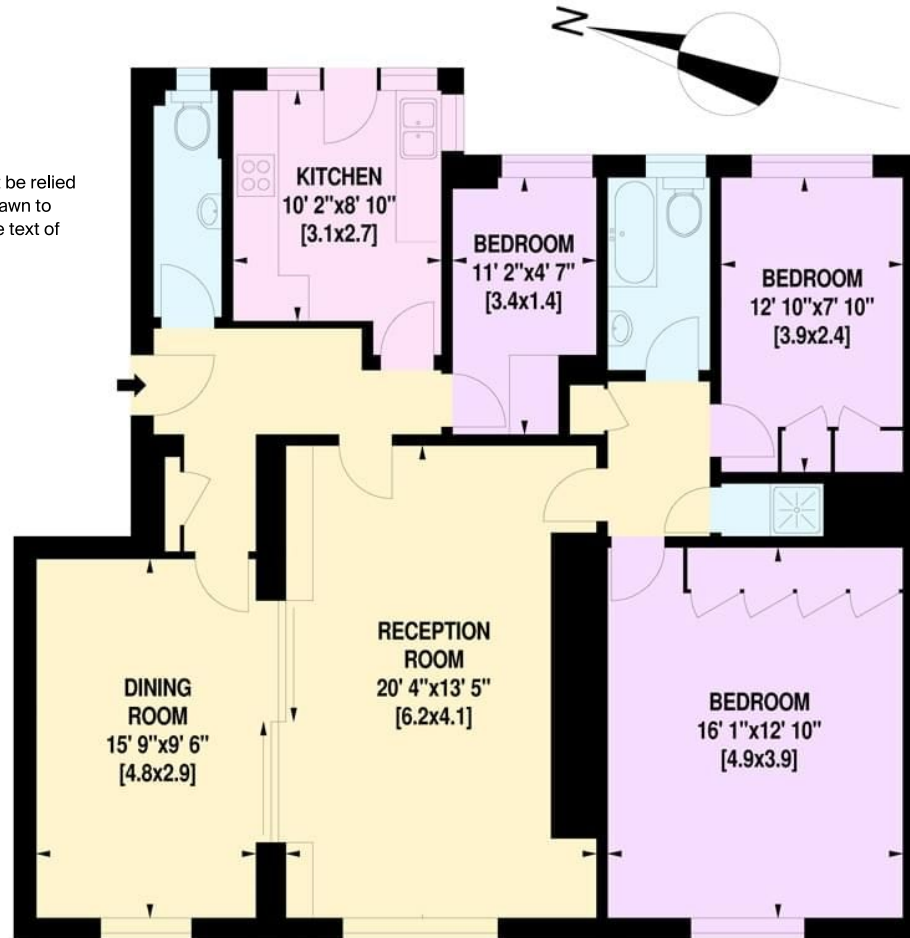
**Council tax band:** G



## Portland Place

**Approximate Gross Internal Floor Area**  
**109 sq m / 1,173 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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## SEVENTH FLOOR



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated October 2023. Photographs and videos dated November 2012 and October 2023.  
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