

Portland Place, Marylebone **WIB**



Portland Place, Marylebone **W1B**

An impressive lateral apartment located on one of Marylebone's most prestigious streets. This bright and airy home showcases an abundance of accommodation and entertaining space over 2700sqft; five spacious bedrooms with en suite bathrooms and built-in wardrobes, a separate, fully fitted kitchen, and a great entertaining room with timeless herringbone parquet floor. The property further benefits from large windows allowing plenty of natural daylight, wood flooring, beautiful modern countertops and backsplash in the kitchen, and marble tiling in the bathrooms.

Duncan House offers a perfect location being moments away from Park Crescent and Regents Park, as well as the array of amenities of Marylebone Village and Mayfair. There are excellent transport links from Regent's Park, Warren Street, Baker Street and Marylebone Stations.



Guide price: £5,000,000

Tenure: Leasehold: approximately 92 years remaining

Service charge: £30,865 per annum, reviewed annually

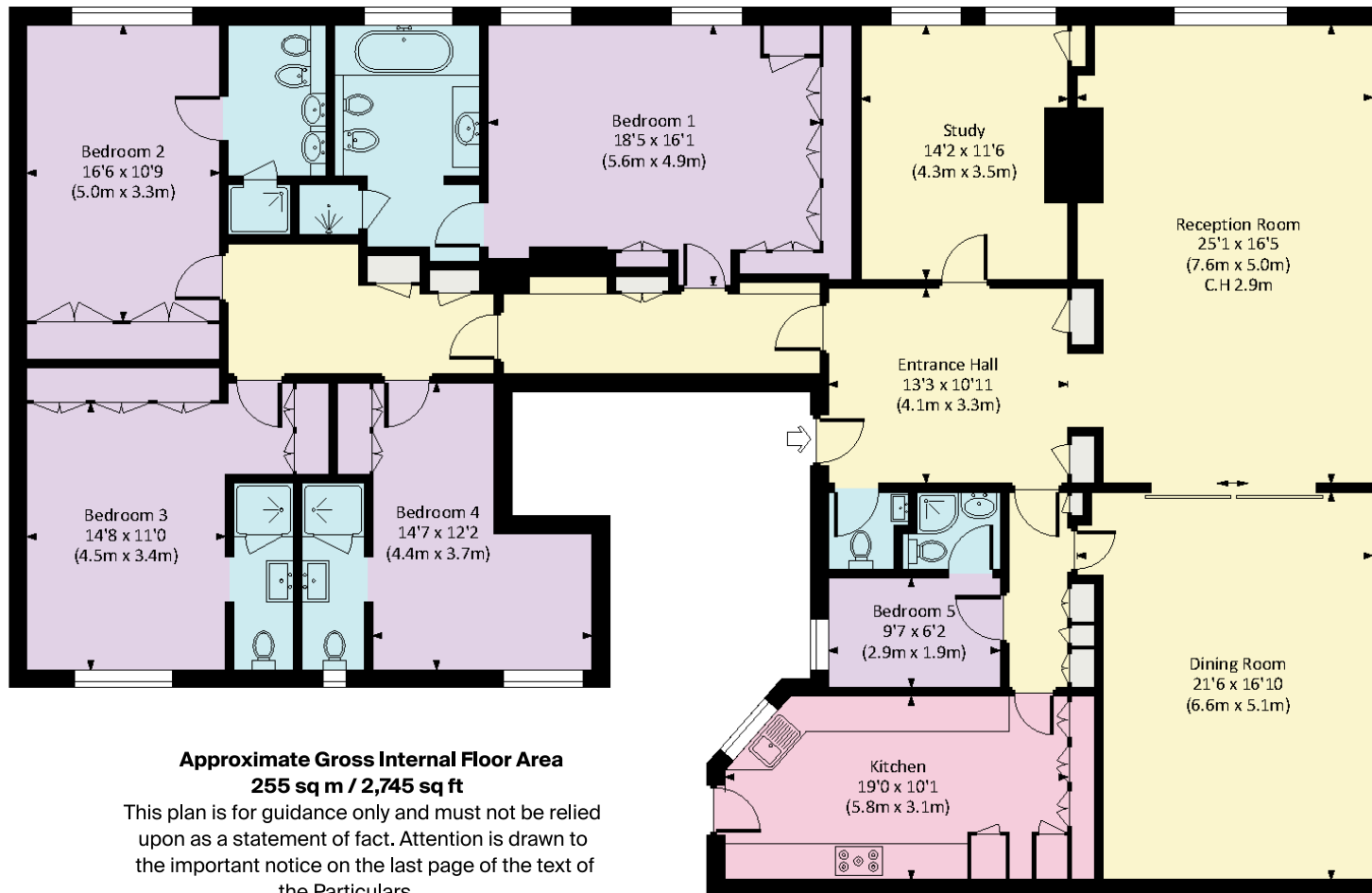
Ground rent: £190 per annum, review period to be confirmed

Local authority: City of Westminster

Council tax band: H







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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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