



Chiltern Street, Marylebone **WIU**



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A beautifully presented lateral apartment in an impressive red brick Victorian mansion building in the heart of Marylebone.

This contemporary apartment offers an excellent open plan living space and spacious accommodation over 1,200sqft. It comprises two large bedrooms with built in wardrobes and en suite bathrooms, an additional guest WC a well laid out reception room and an open plan kitchen featuring a kitchen island and a dining area. The property further benefits from large windows and tiled floors in the living areas. Residents of Portman Mansions benefit from an onsite gymnasium and sauna.

Portman Mansions is located just moments from the renowned Chiltern Firehouse and within easy reach of the boutique shops and restaurants of Marylebone High Street and the green open spaces of Regent's Park. There are excellent transport links from Baker Street and Marylebone stations.



Guide price: £1,500,000

Tenure: Leasehold: approximately 969 years remaining

Service charge: £6,586.95 per annum, reviewed annually

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: G

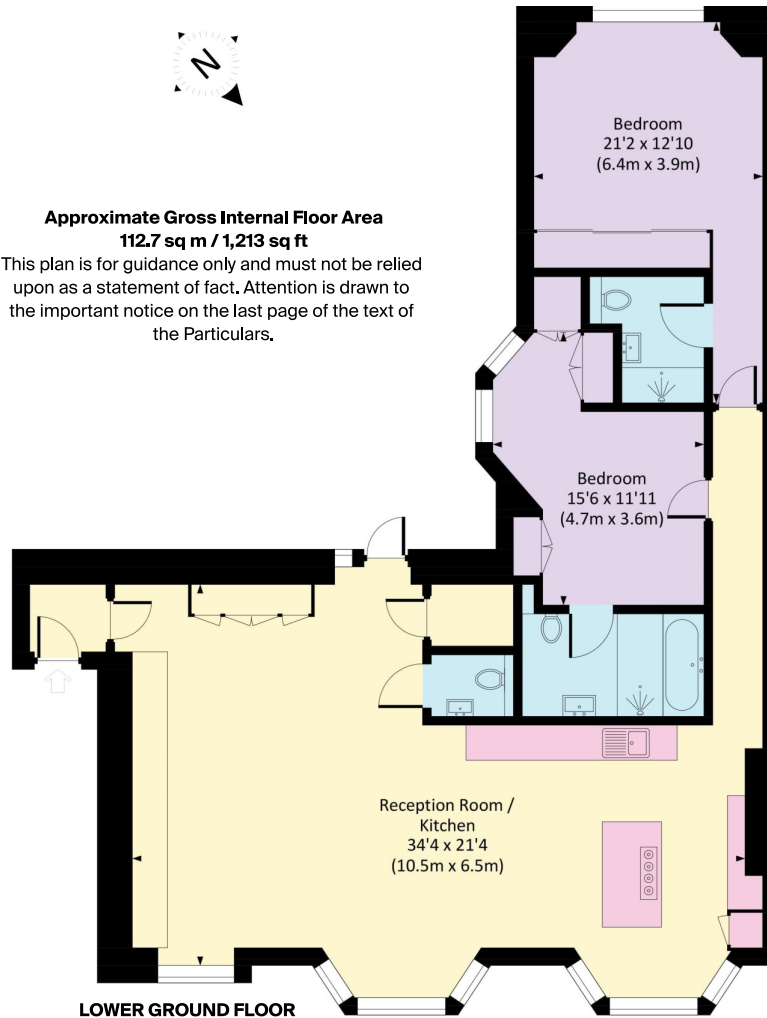






**Approximate Gross Internal Floor Area
112.7 sq m / 1,213 sq ft**

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.



LOWER GROUND FLOOR

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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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Particulars dated July 2023. Photographs and videos dated July 2023.

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