

Portland Place, Marylebone **W1B**



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A beautifully presented apartment in a portered period building in Marylebone. This lovely home offers a practical layout across 878 sq ft. It comprises two double bedrooms with built in wardrobes and en suite bathrooms, a spacious reception room with a dining area and a modern, fully fitted kitchen with a breakfast bar. Residents of the building also benefit from access to the private gardens of Park Crescent and Park Square Gardens. Portland Place is ideally located for the lively shops and restaurants of Marylebone Village and Fitzrovia. Excellent transport links from Regent's Park and Great Portland Street stations. We have been unable to confirm the service charge and ground rent review periods. You or your advisors should make your own enquiries.



Guide price: £1,175,000

Tenure: Leasehold: approximately 91 years remaining

Service charge: Approximately £10,000 per annum

Ground rent: £200 per annum

Local authority: City of Westminster

Council tax band: E

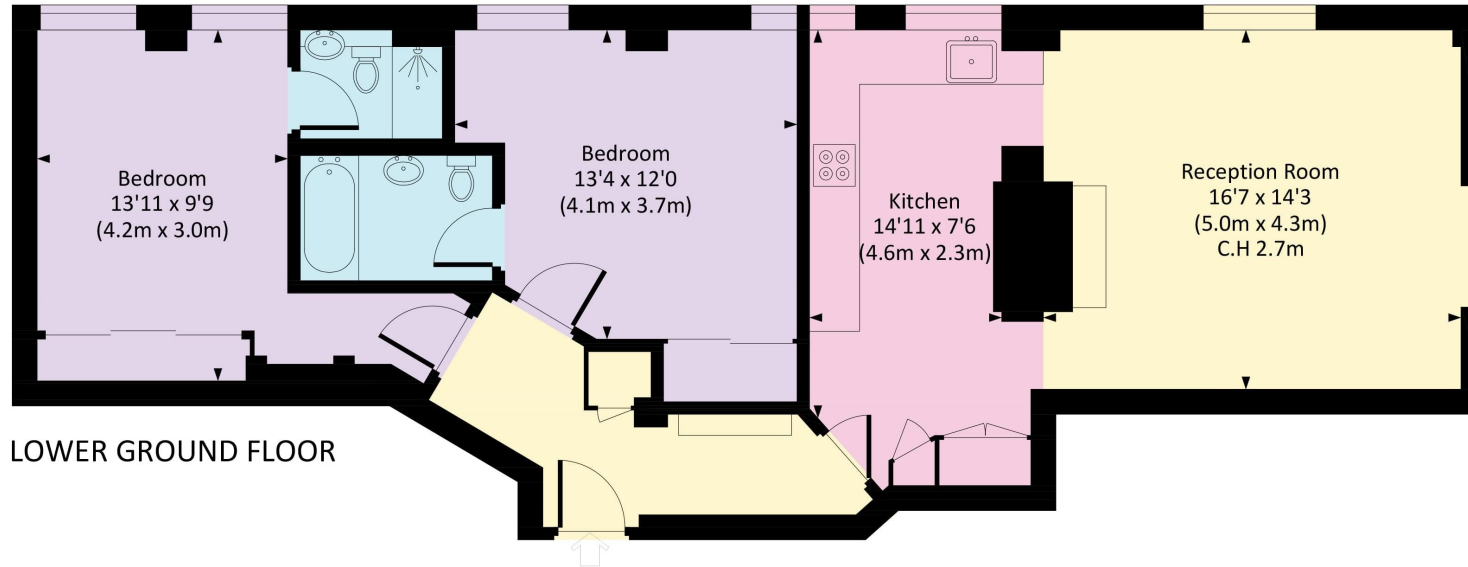




PORTLAND PLACE, W1B

Approx. gross internal area
878 Sq Ft. / 82.0 Sq M.

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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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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