

Portland Place, Marylebone W1B



Portland Place, Marylebone **W1B**

A beautifully presented apartment situated on the raised ground floor of a sought-after building in Marylebone. This modern home offers a practical layout and the highest quality finishes across 913 sq ft. It showcases a spacious reception room with a dining area and a feature fireplace, and a separate, fully integrated kitchen with a breakfast bar. There are two spacious bedrooms, one with an en suite shower room, and an additional shower room.

Portland Place is perfectly located for the shops and restaurants of Marylebone Village and Fitzrovia. Excellent transport links from Regent's Park and Great Portland Street stations make it easy to get around London.



Guide price: £1,950,000

Tenure: Leasehold: approximately 111 years remaining

Service charge: £6,877 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: F

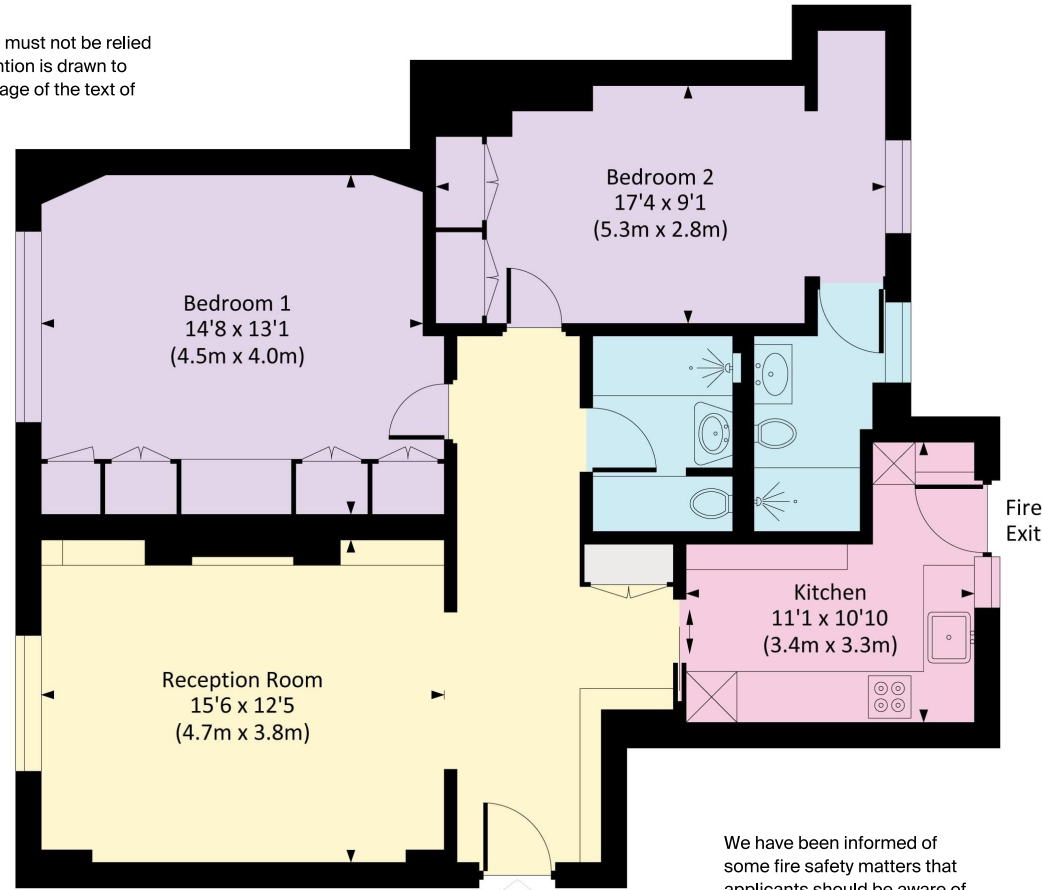




PORTLAND PLACE, W1B

Approx. gross internal area
913 Sq Ft. / 84.8 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.



RAISED GROUND FLOOR
C.H 2.7m

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.

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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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