

Portland Place, Marylebone **WIB**



An exceptional opportunity to purchase a four bedroom home in one of Marylebone's most prestigious addresses.



This unique home showcases beautifully laid out, open plan entertaining space and accommodation, totalling approximately 3,331 sq ft.

Portland Place, Marylebone **W1B**

The raised ground floor comprises a large open-plan reception and dining room, a semi-separate kitchen, a utility room, a shower room and a guest WC. On the lower ground floor, there is a spacious principal bedroom with an en suite bathroom and a dressing area, three additional bedrooms with built-in wardrobes, one with an en suite bathroom and a separate bathroom.

Portland Place 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: £4,950,000

Tenure: Leasehold: approximately 981 years remaining

Service charge: Approximately £30,000 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: H







Portland Place, W1B

Approximate Area = 309.5 sq m / 3331 sq ft
Including Limited Use Area (7.8 sq m / 84 sq ft)



Lower Ground Floor
Approximate Area = 153.0 sq m / 1647 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)

Raised Ground Floor
Approximate Area = 156.5 sq m / 1684 sq ft
Including Limited Use Area (3.7 sq m / 40 sq ft)

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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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