

# ASTONCHASE

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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



PORTLAND PLACE  
MARYLEBONE  
LONDON, W1B

**LEASEHOLD 101 YEARS**  
**ASKING PRICE £2,380,000**  
**SUBJECT TO CONTRACT**

SOLE AGENT

An exceptional lateral apartment (108 sq m/1,161 sq ft) situated on the top (ninth) floor of this beautiful period building featuring outstanding views towards the Park Crescent Gardens and Regent's Park beyond in addition to which, there are also stunning London City skyline views to the east.

The apartment features a double aspect reception room with an abundance of natural light and a separate kitchen/breakfast room. Furthermore there is an indulgent principal bedroom suite which offers spacious accommodation and a generously sized en-suite bathroom and walk-in wardrobe. Further accommodation includes a good sized second bedroom with en-suite shower room and guest cloakroom. This apartment further benefits from day portage, two passenger lifts and access to eight acres of private gardens by way of an annual subscription.

88 Portland Place is enviably located within close proximity to Regent's Park, Marylebone High Street, Fitzrovia, The West End of London with the nearest Underground Station being Regent's Park (Bakerloo Line).



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## ACCOMMODATION

- Principal Bedroom with En-Suite Dressing Room And Bathroom
- Bedroom Two with En-Suite Shower Room
- Double Reception Room
- Fully Fitted Kitchen
- Guest Cloakroom

## AMENITIES

- Day Porterage
- Two Passenger Lifts
- Access To Eight Acres of Private Gardens
- Entry Phone
- Residents Parking

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### COUNCIL TAX

Westminster (Band G)

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### EPC RATING:

TBC

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#### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



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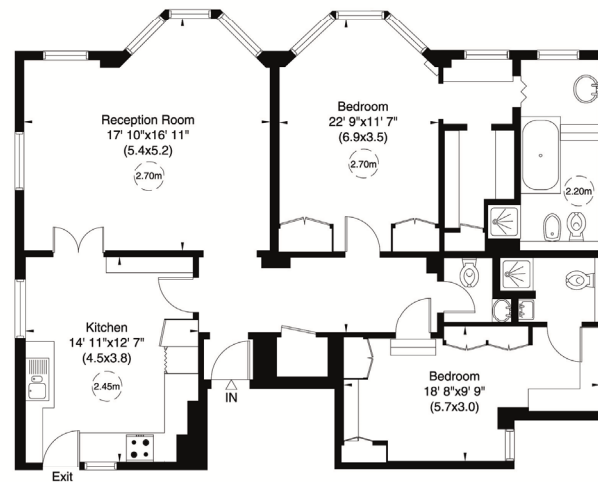
## Portland Place, W1

Gross internal area (approx.)

108 Sq m (1161 Sq ft)

For identification only, Not to Scale

capital 020 8871 7722



Ninth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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