



PORTMAN MANSIONS

Chiltern Street
London
W1U

Guide Price
£3,150,000

Joint Sole Agent

An opportunity to acquire a beautifully renovated 2 bedroom lateral apartment (125.04 sq.m/1,346 sq.ft) situated on the third floor within Portman Mansions.

The spacious reception/dining room provides an ideal space for entertaining, with a bespoke Modulnova kitchen equipped with Miele appliances, a Quooker tap, and Italian porcelain tiles. Kahrs white oak herringbone flooring runs through the reception areas and bedrooms, while new acoustic double-glazed timber windows, solid core doors, and brushed bronze ironmongery is featured throughout.

ASTON CHASE

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Guide Price
£3,150,000
Subject To Contract

Joint Sole Agent

Leasehold 164 Years

Ground Rent: Peppercorn
Service Charge: £10,601 P/A

COUNCIL TAX: G
EPC RATING: B

The apartment includes two bedrooms, with the principal bedroom featuring an en-suite bathroom and a walk-in wardrobe fitted with integrated LED lighting. The second bedroom can be adapted for use as a study or guest room alongside a family bathroom. Both bathrooms are appointed with high-quality fixtures, with the master en-suite boasting a walk-in shower with a deluge shower head.

Smart home technology, including Lutron lighting control, full-fiber broadband, and zoned underfloor heating, enhances comfort and convenience. The property also benefits from high ceilings and energy-efficient LED lighting throughout.

Residents enjoy 24-hour security, CCTV, and secure fob access in this highly regarded building. Located in the heart of Marylebone, the apartment offers easy access to upscale shops, restaurants, and Baker Street station, serving five major Underground lines.



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ACCOMMODATION

- Third Floor lateral apartment
- Bespoke kitchen with high-quality appliances, including Miele multifunction oven and induction hob
- Spacious reception/dining room
- Two bedrooms, including a principal bedroom with en-suite facilities
- Master ensuite with walk-in shower, linear shower drain, deluge shower head, and master walk-in wardrobe

AMENITIES

- Newly Renovated apartment
- Lutron lighting control and full-fiber broadband connection
- Wet underfloor heating with digital zonal controls, heated towel radiators, and fresh air ventilation
- 24-hour security, CCTV surveillance, security fob access control
- Energy-efficient LED lighting throughout
- Italian architectural porcelain tiles, Kahrs white oak oiled herringbone flooring, bespoke cabinetry
- Located in Portman Mansions, a prestigious W1 development
- Close proximity to Baker Street tube station

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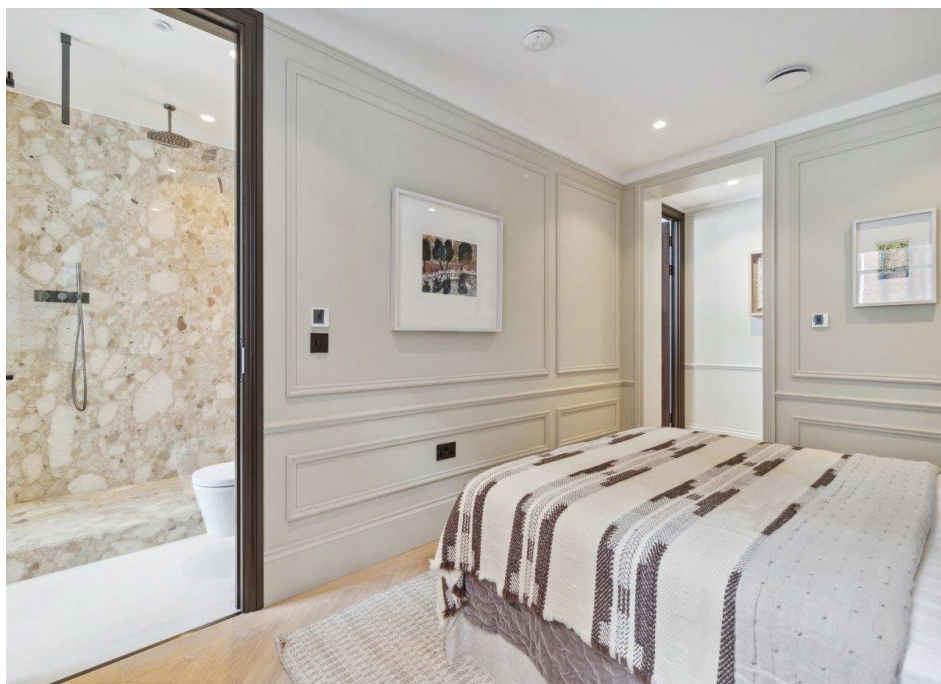
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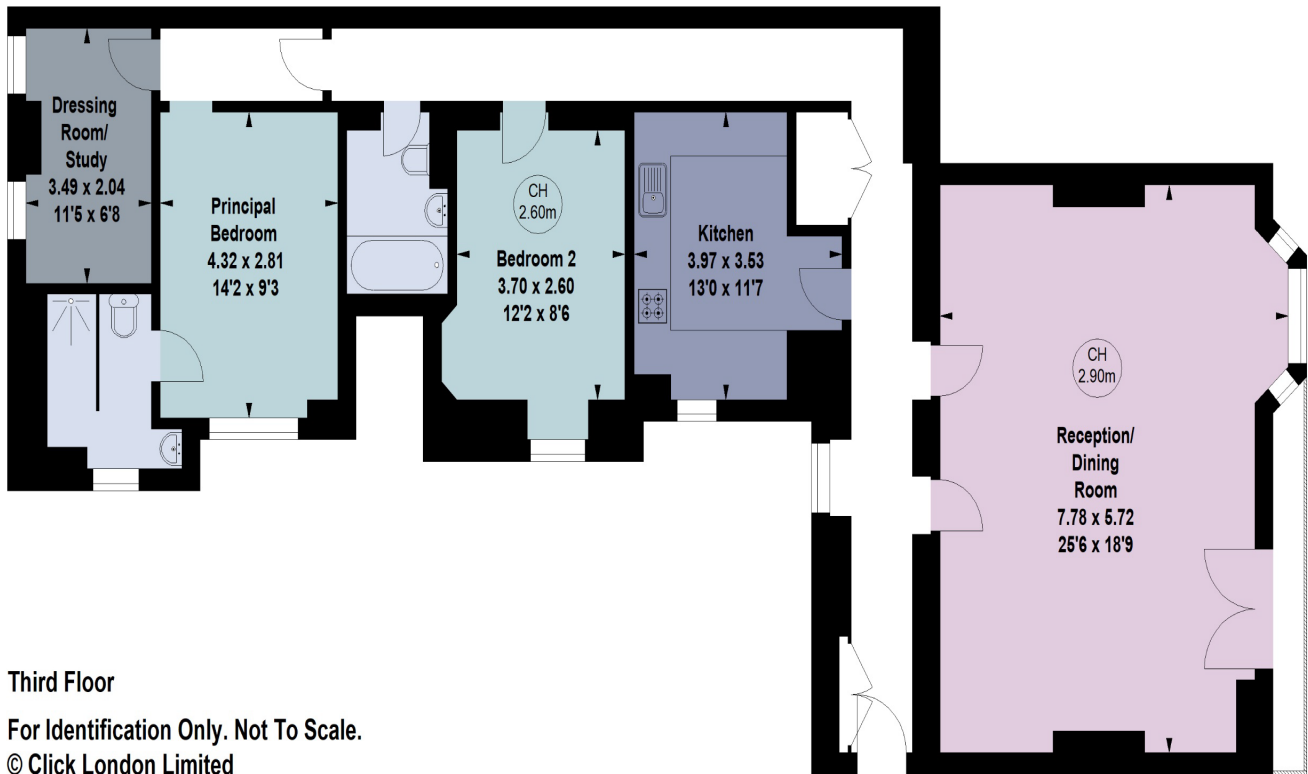


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**Portman Mansions,
Chiltern Street, W1**

Gross internal area (approx) 125.04 sq m / 1346 sq ft

Key:
CH - Ceiling Height



Third Floor

For Identification Only. Not To Scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.