



PORTLAND PLACE

Marylebone
London
W1B

Asking Price
£3,950,000

Sole Agent

A three-bedroom, three-bathroom top floor lateral apartment (134.98 sq m/1,453 sq ft) set within a reputable portered building on Portland Place, W1.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

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Asking Price
£3,950,000
Subject To Contract

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Leasehold 99 Years Remaining

Service Charge: £19,694.56 P/A
(Including reserve fund)

Positioned on the fourth floor with a passenger lift, the property offers well balanced lateral accommodation with a separate reception room and dining area, a fully fitted kitchen with integrated appliances, and three en-suite bedrooms. The property is presented in excellent condition throughout, with generous ceiling heights, parquet flooring and refined original detailing.

Additional benefits include a private balcony, a secure, designated underground parking space, private storage unit and access to a landscaped internal communal garden. The building is located on a prestigious embassy lined stretch of Portland Place, moments from Regent's Park and within easy reach of Oxford Circus and Marylebone High Street.

COUNCIL TAX: H
EPC RATING: TBC



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ACCOMMODATION

- Entrance foyer
- Reception room
- Separate dining area
- Fully fitted kitchen
- Principal bedroom with en suite bathroom
- Bedroom two with en suite bathroom
- Bedroom three with en suite bathroom
- Private balcony

AMENITIES

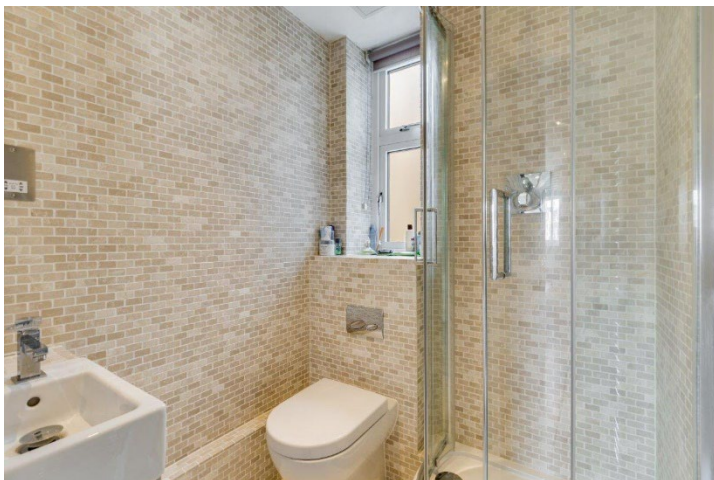
- Top floor (fourth floor) with lift access
- 24 hour concierge service
- Two passenger lifts
- Underground parking space
- Private storage unit
- Air conditioning throughout
- Smart lighting system
- Integrated Sonos sound system
- Heating system
- Parquet flooring
- Fully furnished and equipped
- Well maintained common parts
- Landscaped internal communal garden



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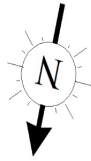
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Portland Place, W1B
Approximate gross internal area
134.98 sq m / 1453 sq ft



Key :
CH - Ceiling Height

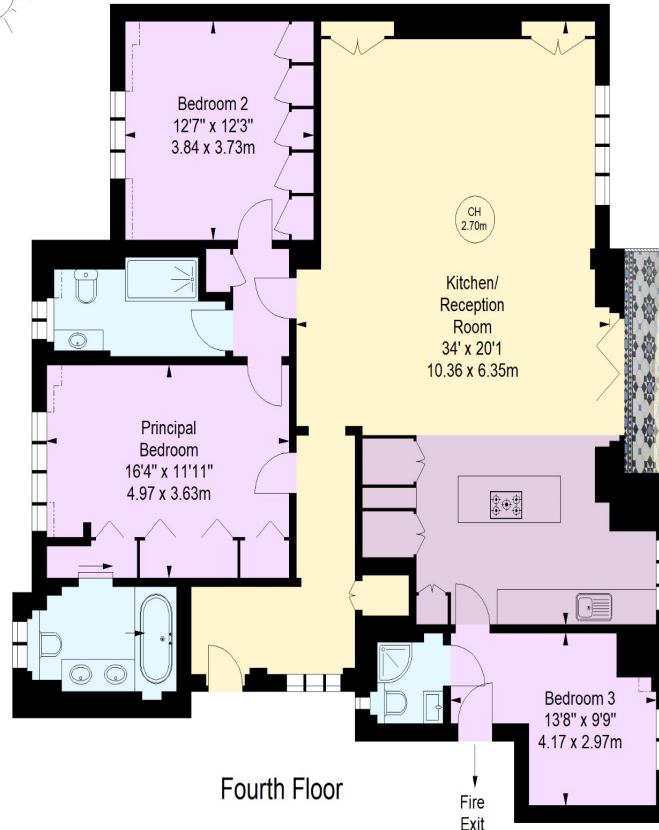


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Important Notice

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.