



# PORTLAND PLACE, W1

MARYLEBONE, LONDON







A interior designed apartment, finished to an excellent standard, situated within one of Marylebone's most exclusive and prestigious portered buildings. This four bedroom apartment on the lower and raised ground floor, has been painstakingly renovated by the current owners to form a luxurious central London home.

Accommodation is formed of entrance hallway with storage and guest WC, grand 35'3 x 27'8 reception room with dining area leading to snug/tv room and kitchen / breakfast room behind glass partitions opening up the dual aspect across the floor. There is a housekeeper's room with ensuite bathroom. Stairs lead to the living area, comprising principal bedroom with dressing area and ensuite, guest bedroom with ensuite bathroom and two further double bedrooms sharing the family bathroom. The apartment benefits from having been interior designed throughout and must be seen to be appreciated. There is also air conditioning and vault storage.



5 BEDROOM



4 BATHROOM



3,331 sq ft







#### KEY FEATURES

- Interior designed
- Prime location
- Porter

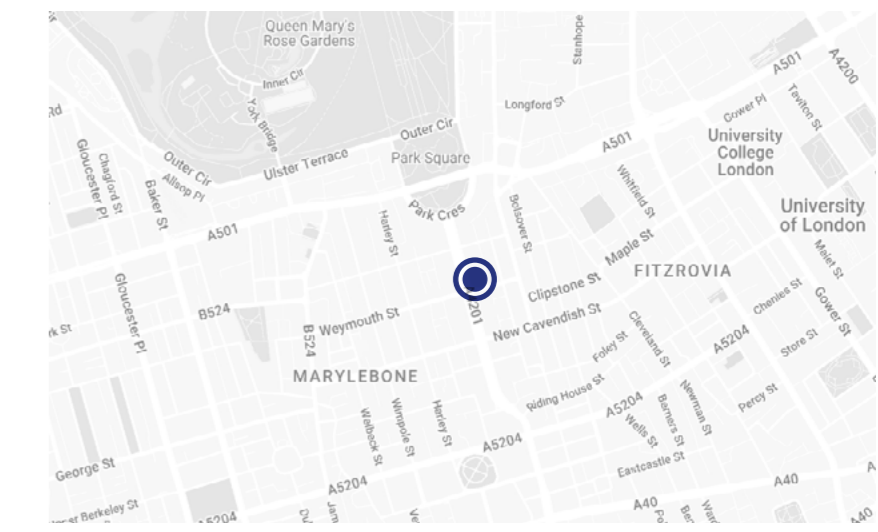






## LOCATION

Located in the heart of central London this property is moments to a wealth of transport links, amenities and central London attractions. As well as being on the doorstep of the wide open spaces of Regents Park, Marylebone High Street provides residents with an excellent choice of restaurants, boutiques, coffee shops and other convenience stores, Oxford Street can also be found nearby boasting the famous Selfridges store. Nearby transport links include Regent's Park (Bakerloo line) and Great Portland Street along with Oxford Circus (Bakerloo, Central and Victoria lines) underground stations (all within approximately 0.5 miles) as well as easy access to and from London via the nearby A40.







## FLOORPLAN

Approx Gross Internal Area: 3,331 sqft / 309.5 sq m

Not to Scale



LOWER GROUND FLOOR

RAISED GROUND FLOOR



## TERMS

Price: £4,950,000

Tenure: Share of Freehold

EPC: B

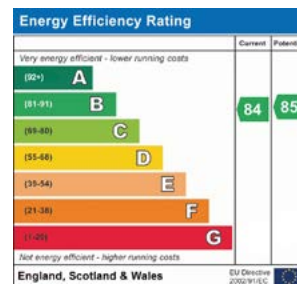
Council Tax Band: H



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