



PORTLAND PLACE

Marylebone
London
W1B

Asking Price
£3,999,950

Main Agent

A well-presented and rare to find three bedroom, three bathroom duplex apartment (188 sq m/2,029 sq ft) with gated designated off-street parking set within a fully refurbished period building and a moments' walk of Regent's Park.

The apartment benefits from spacious accommodation including a large bright reception room, a separate kitchen, separate dining room and guest cloakroom. Residents have subscription access to eight acres of private gardens (Park Crescent and Park Square gardens) including a lawn tennis court during the summer months, children's play area and a connecting foot tunnel.

ASTON CHASE

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

astonchase.com

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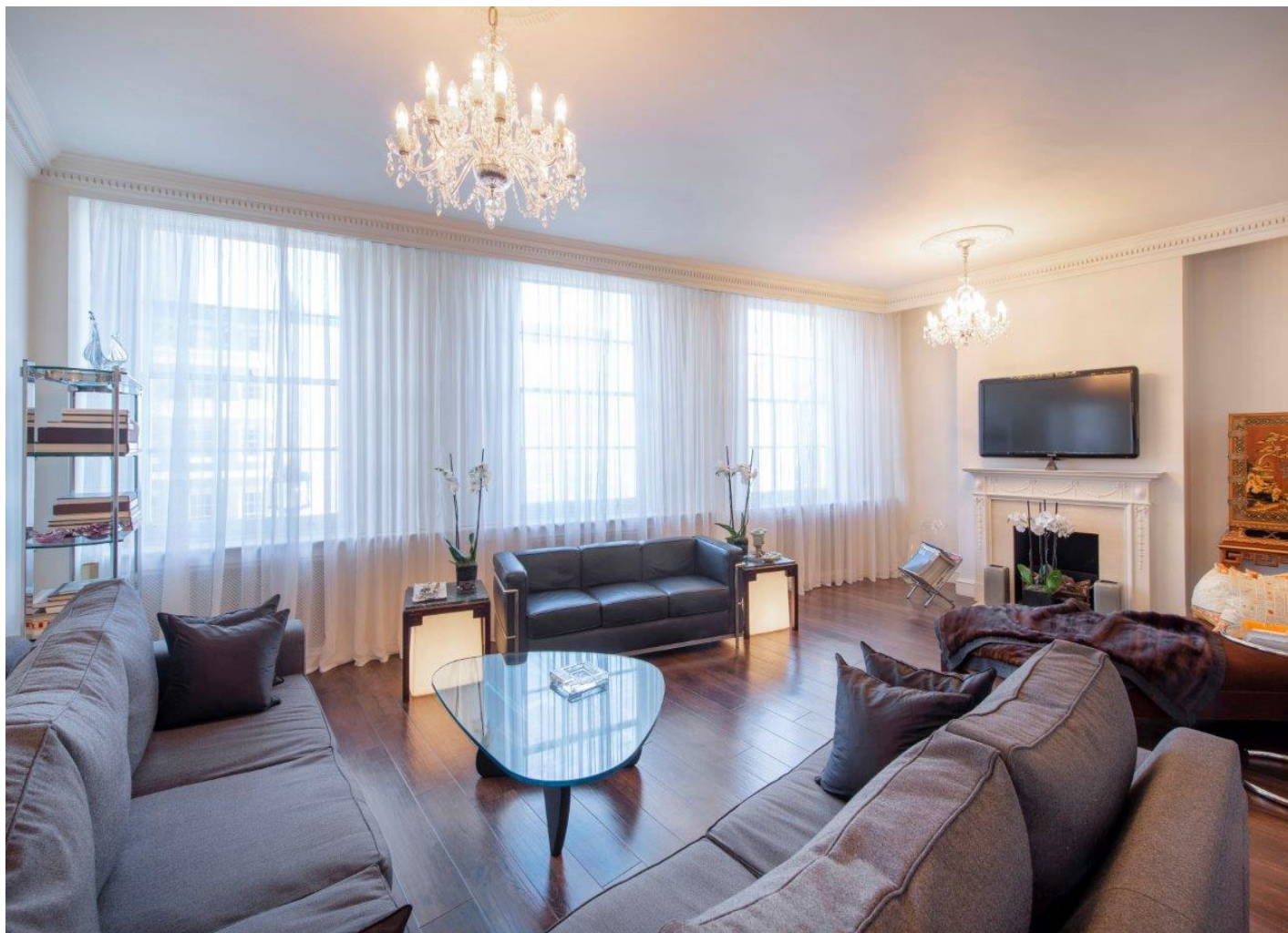
Portland Place is situated within close proximity to Marylebone High Street, Fitzrovia and The West End of London.

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Subject To Contract

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Leasehold

Service Charge: £16,000 P/A
Ground Rent: £150 P/A



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ACCOMMODATION

- Principal Bedroom with Dressing Area & En-Suite Bathroom
- Further Bedroom with En-Suite Shower Room
- Further Bedroom with En-suite Bathroom
- Reception Room
- Dining Area
- Fully Fitted Kitchen with access to Balcony
- Guest Cloakroom

AMENITIES

- Dedicated Parking Space
- Exclusive Access (via subscription) to Eight Acres of Private Gardens Maintained to the Highest Standards by The Crown Estate
- Children's Play Area
- Grass Tennis Courts (Available from June-September)
- Westminster Residents Permit Parking (Zone F),

COUNCIL TAX: H

EPC RATING: B



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Approximate gross internal area
2029 sq ft / 188.49 sq m



Second Floor

Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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.