



PORTLAND PLACE, LONDON, W1B
£1,600,000

Carter Jonas

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Located on the sixth floor, this spacious apartment comprises a lounge and main bedroom with magnificent west-facing views across Regents Park, Primrose Hill and West London. A second double bedroom, bathroom and dining kitchen overlook Park Crescent Mews an open aspect towards the east. The building is only a three-minute walk to Regent Crescent and Park Square - private residents' gardens.

The entire building has remained well looked after under Howard de Walden's stewardship. And since the conservation area was designated in the latter part of the twentieth century, no major changes may be made to the locality. The building retains many of its original features, including an imposing entrance hall, a grand staircase and two lifts enclosed in their original livery.

Located in the heart of the West End, it is close to the shops, theatreland and transport hubs, including Oxford Circus, the Elizabeth Line direct link to Heathrow, and the Eurotunnel rail link to the continent. Marylebone High Street, our local London village street, boasts chic shops, Michelin starred restaurants, cafes and a weekly famers' market and is within walking distance.

Accommodation:

Large South/West facing lounge with open fire and gas log fittings. Original oak strip flooring. Dining/kitchen with utility room, rear balcony leading to secondary stair/service access Two double bedrooms with fitted wardrobes – original interior fittings.

Bathroom with tiled shower and original brass towel rail Gas central heating – modern efficient boiler, calorifier, electric summer immersion heater. Double glazed windows with the original leaded lights externally (maintained by landlord) and secondary glazing to provide sound and heat insulation.

TENURE Leasehold 153 years and 90 days from 1 April 1970

LOCAL AUTHORITY Westminster

EPC BAND C

SERVICE CHARGE £8,500 per annum (including £100 Ground Rent)

GROUND RENT N/A (included in Service Charge)

A BRIGHT APARTMENT IN AN ART DECO PORTERED BUILDING.





Portland Place, W1B

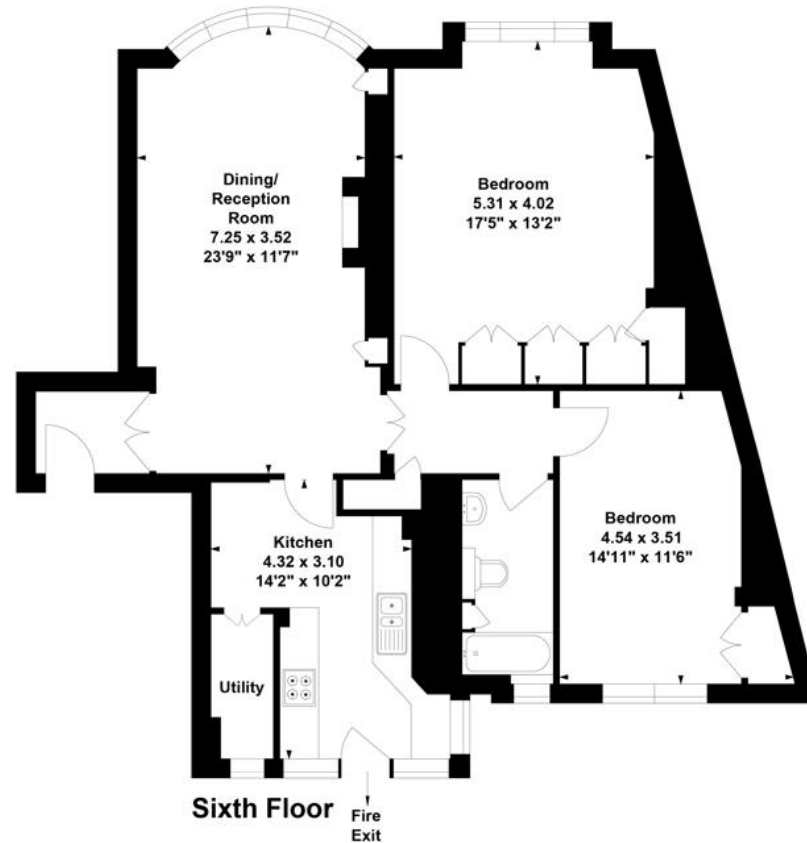
Gross internal area (approx)

89.68 sq m (965 sq ft)

For Identification purposes Only. Not To Scale.

All Calculations include Any/All Areas Under 1.5 m Head Height.

* As Defined by RICS - Code of Measuring Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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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Classification L2 - Business Data