

Portland Place, W1B
Offers In Excess Of: £1,095,000, Leasehold

Anderson//Rose





Guide Price: £1,095,000

Leasehold

Service Charge: £6,500 per annum

Ref PCL240049

Portland Place, W1B

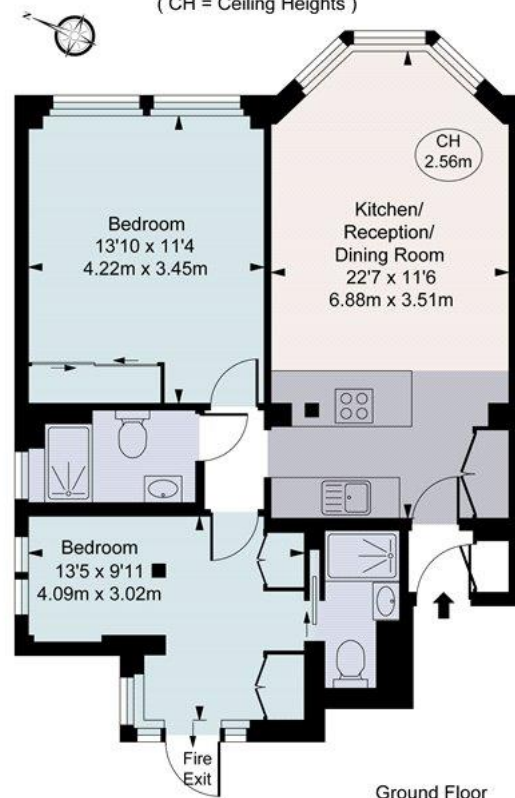
This is a fantastic opportunity to acquire a beautifully presented and well-proportioned lateral apartment in a sensational location.

The apartment has been finished to a high specification throughout and comprises of, a large and bright reception/dining room, open plan state of the art kitchen and appliances, the principal bedroom with plenty of storage, the second bedroom with an en-suite shower room and a family bathroom. The property further benefits from the building's porter service.

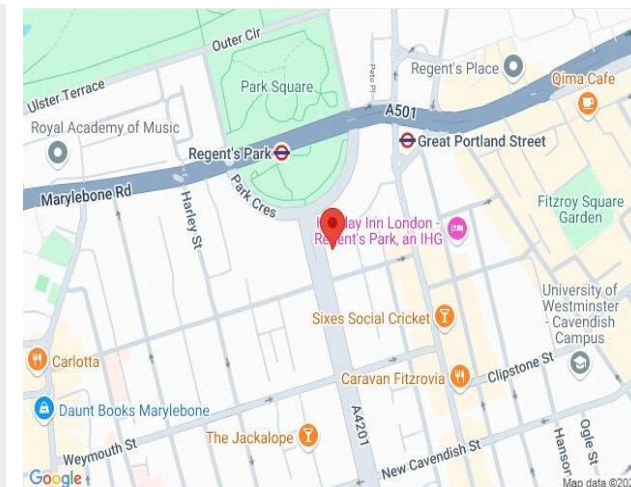
88 Portland Place is a superb mansion block located at the top of this famous street right next to the entrance of world renowned open green spaces and boating lakes of Regents Parks. Great Portland Street is the next road along and in addition to this, Marylebone Village is less than 0.4 miles away, as well as the illustrious Oxford Street which is just 0.6 miles away. All of which provide a wide variety of world class amenities, with their array of exceptional shops, cafes and restaurants. Both Regents Park & Great Portland Street Tubes are the nearest stations providing a simple commute across the capital.

Portland Place, W1B APPROXIMATE FLOOR AREA = 654 SQ FT / 60.8 SQ M INCLUDING LIMITED USE AREA (15 SQ FT / 1.4 SQ M)

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.