



**Portsea Place, W2**  
Asking Price: £3,100,000, Freehold









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**Freehold**

Ref PCL240052

## Portsea Place, W2

This is an extremely rare opportunity to acquire a double fronted four-bedroom period freehold house in the heart of Connaught Village and next to Marble Arch.

The house was previously owned by a prestigious and well-known interior designer/ Architect and has been finished to a remarkable standard throughout. Comprising of four reception areas which are the dining, sitting and TV rooms with an additional double reception room on the first floor. A separate Kitchen/breakfast room with modern appliances, the principal bedroom suite which occupies the entire second floor and has its own private terrace, Three further double bedrooms, a family bathroom, guest cloakroom and large utility room. This sensational property further benefits from a gorgeous courtyard off the ground floor reception

room and three vaults that have all been professionally tanked and provide excellent additional storage.

Portsea Place is a quiet residential Street off the top of Connaught Village and opposite Connaught Square. Whilst being in a bustling location, it is extremely quiet and feels more like a cul-de-sac. Connaught Village and its selection of artisan bakeries, coffee shops and restaurants are literally on your doorstep, with the world-famous Oxford Street and its array of amenities just around the corner. His Majesty's open green space and boating lakes of Hyde Park is at the top of the road, As is Mayfair & Marylebone making this simply one of the best spots in the London! Marble Arch Tube is close by which provides a simple commute across the capital, with Paddington station also nearby allowing a straightforward route across the country and Heathrow Airport.

## Portsea Place, W2

APPROX. GROSS INTERNAL AREA \*  
2170 Sq Ft - 201.59 Sq M  
(Excluding External Vaults)

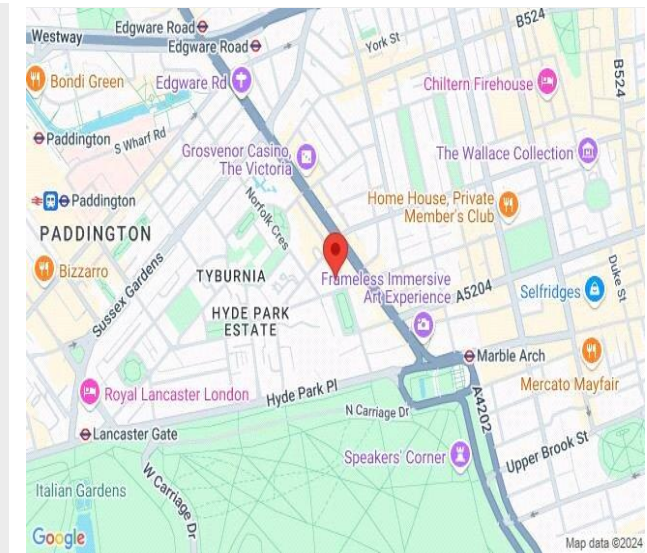
Vaults Area  
134 Sq Ft - 12.45 Sq M

TOTAL APPROX. GROSS INTERNAL AREA \*  
2303 Sq Ft - 214.04 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.