



**JEREMY JAMES**

**PORTLAND PLACE, MARYLEBONE, LONDON W1**



**PRICE**

£2,750,000

**TENURE**

Leasehold - 60 Years

**SERVICE CHARGE**

Approx £11,711 per annum

**GROUND RENT**

£230 per annum

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX BAND**

H

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London,  
W1G 9TS

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### DESCRIPTION

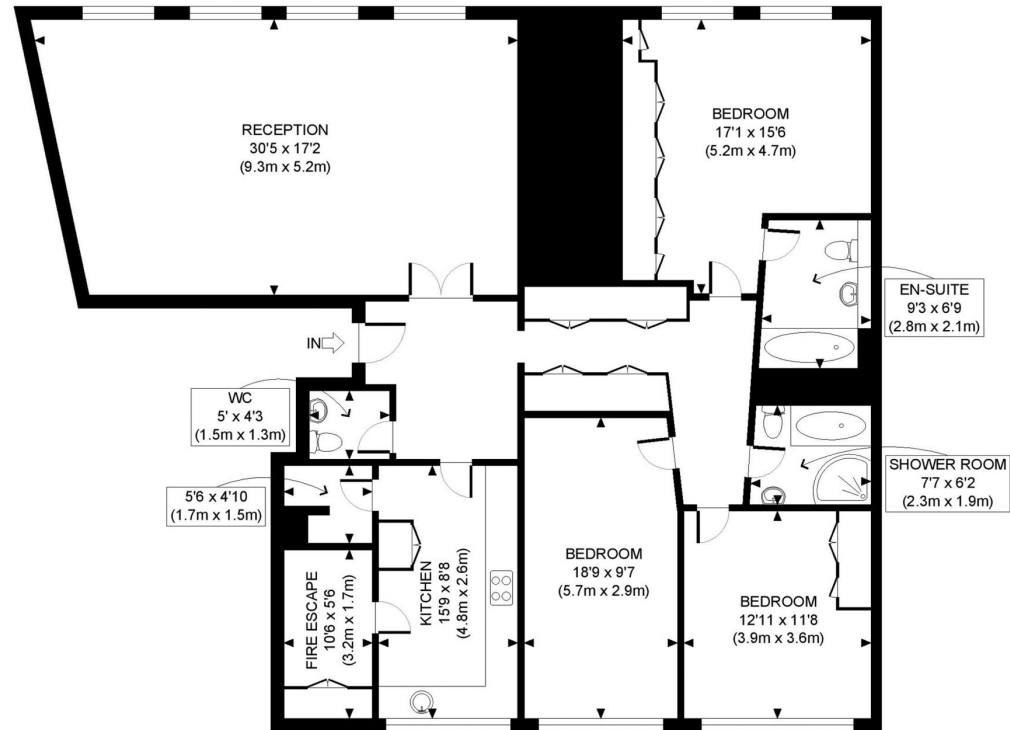
This rarely available apartment is approximately 1,744 sq ft (162 sq m) and comprises of three bedrooms, one ensuite bathroom, cloakroom, reception room, kitchen and second bathroom. The apartment benefits from an abundance of light with views of Portland Place and the private gardens at Regents Park. Resident parking permit available subject to usual consents.

### AMENITIES

- 3 Bedrooms
- 2 Bathrooms
- Third Floor
- Passenger Lift
- Moments from Regents Park
- Communal Gardens
- EPC: C

### LOCATION

The building is located on the east side of Portland Place close to the with junction Park Crescent. The shopping facilities of Marylebone High Street and Great Portland Street are within close proximity. Great Portland Street, Oxford Circus and Baker Street underground stations are nearby. It is also located just moments from the open spaces of Regents Park.



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1744 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1744 SQ FT/ 162 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

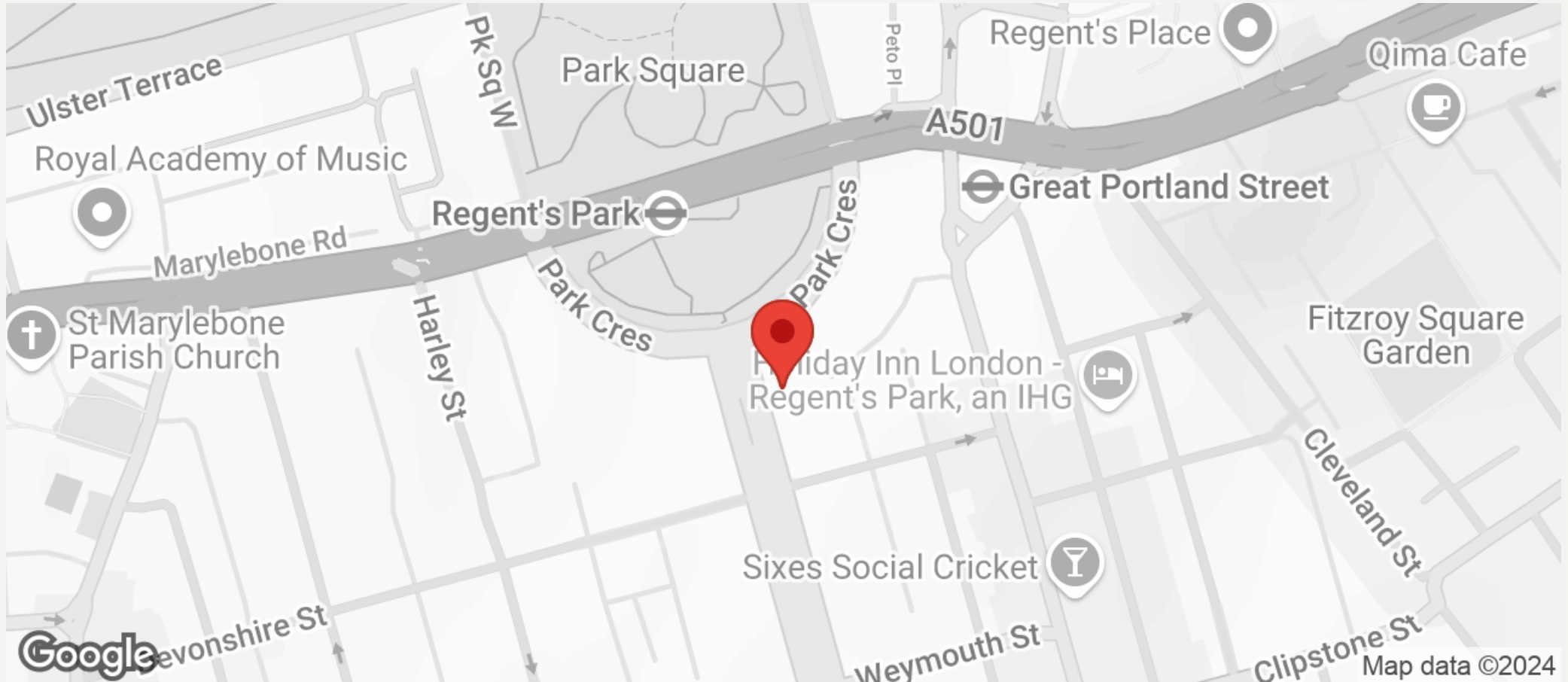
This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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