

Portman Square

Marylebone, W1H



An outstanding, newly renovated two-bedroom apartment, situated within this prominent 24hr portered block on Portman Square.

The flat has been meticulously designed using the finest materials and finishes, and benefits from a large private roof terrace along with garden square access and a 24 hour porter.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



LEASEHOLD



1,152 SQ FT



**GUIDE PRICE
£2,750,000**



The property

This impressive, spacious and light filled apartment has been stunningly renovated in 2024, and is presented to the highest of standards with interiors by a top London interior designer.

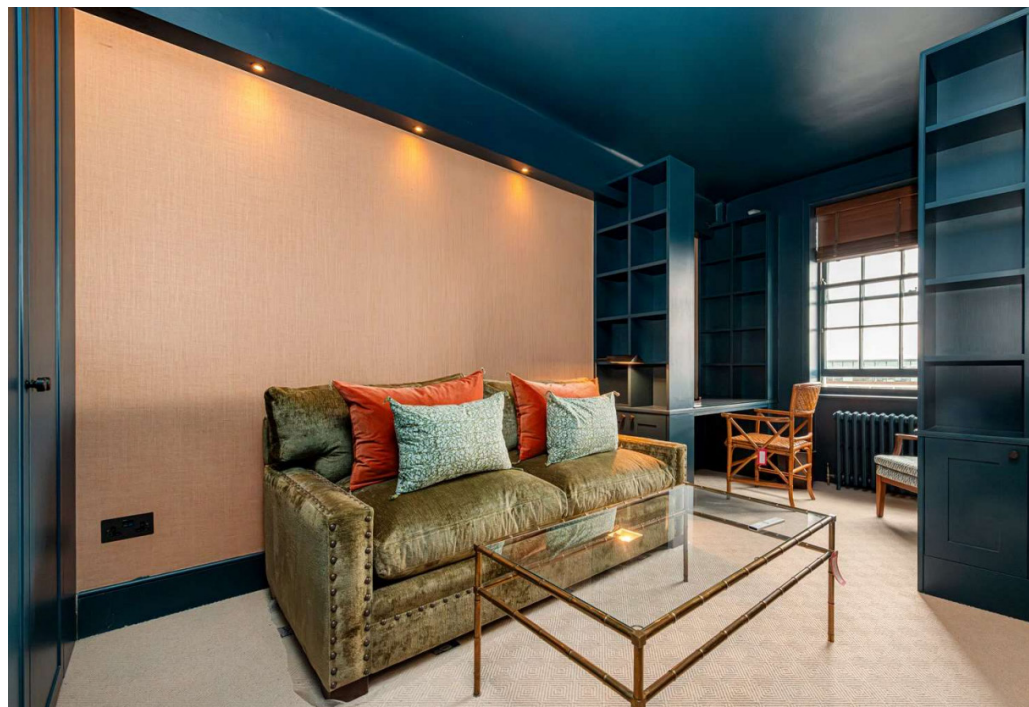
Located on the 9th floor of a sought after purpose-built 1930's Art Deco block, the apartment comprises a large open-plan reception/dining room, a separate fully fitted kitchen with Miele appliances and marble finishes, two double bedrooms, two bathrooms (the principal is en suite), a utility room and plenty of storage space. The property has been meticulously designed, using the finest materials and finishes including solid oak floors and marble bathrooms.

One key advantage is the incredibly light and generous private roof terrace which is ideal for alfresco dining with far reaching views over London's skyline. The property also benefits from access to the communal square gardens, which boast a tennis court.

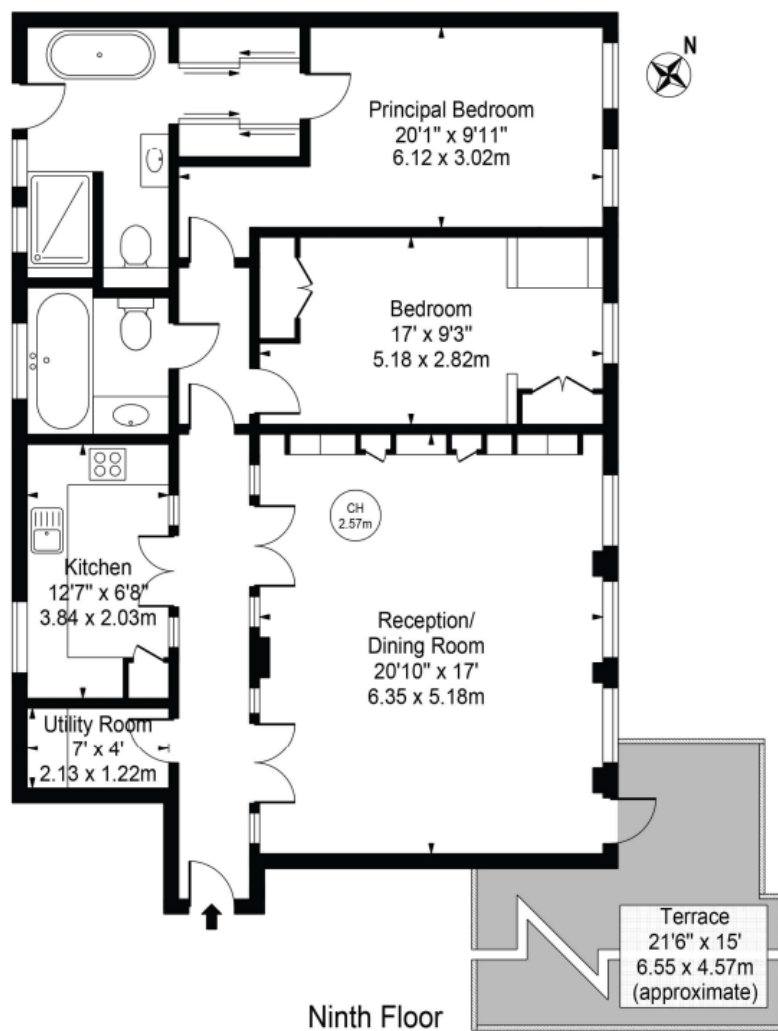
15 Portman square offers excellent security with a 24 hour porter whilst also benefiting from lifts and communal heating and hot water.

Location

Portman Square is ideally placed to make the most of what Marylebone and Mayfair have to offer with world famous dining, shopping, theatres, high street and the open spaces of Hyde Park just a short distance away.







Floorplans

Gross internal area 1,152 sq ft (107.02 sq m)

Terrace 324 sq ft (29.93 sq m)

For identification purposes only.

General

Tenure: Leasehold of 126 years

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: Approximately £8,750 per annum

Sinking Fund: £2,770 per annum

Ground Rent: Peppercorn

Council Tax: Band G

EPC Rating: E

Parking: Residents' permit

Broadband: Installed

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