



15, PORTMAN SQUARE  
MARYLEBONE, W1H  
£3,250 Per Month

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS

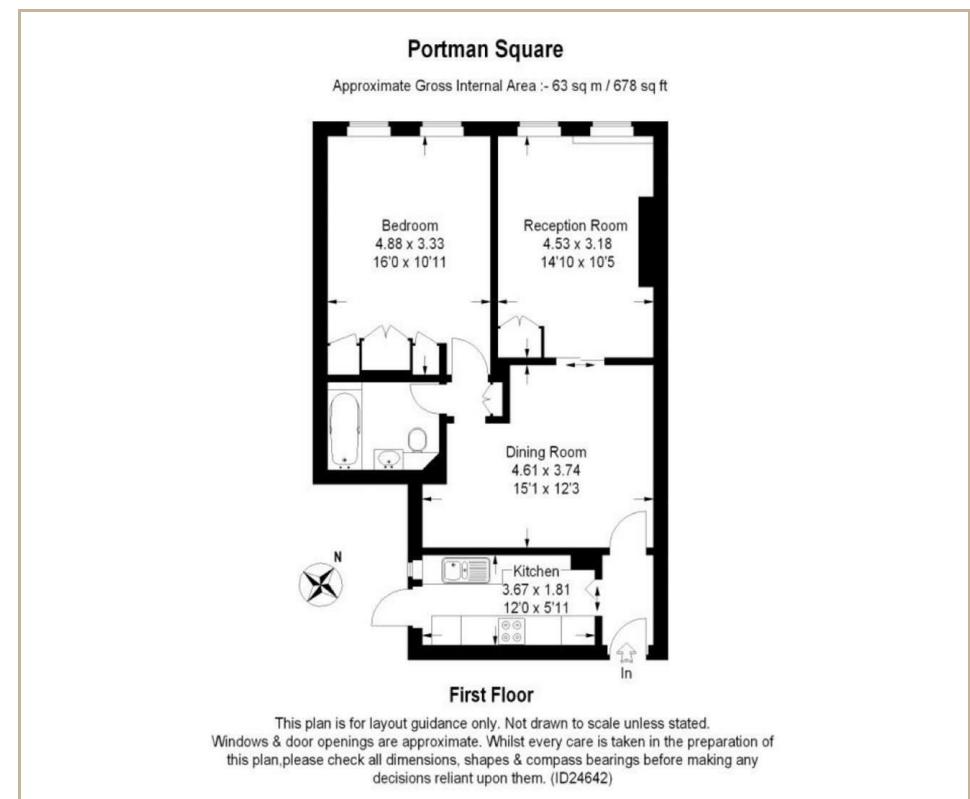
## Description

NAPIER WATT. A superb one/two bedroom first floor (with lift) apartment set to the rear of this sought after block with excellent security provided by 24 hour portage and with exclusive access to Portman Square Garden, with tennis court, children's' play area and lawn. The accommodation comprises a large reception room, modern kitchen, large double bedroom, study/occasional guest bedroom and bathroom.



The property is located to the North side of the square, moments walk from Baker Street, Oxford Street and Selfridges. LONG LET ONLY.

Westminster City Council, Council tax band G



## TERMS

**Fees & Charges:** Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**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 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 given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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