



30 Portman Close,  
Marylebone, W1H

£1,650 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF





## Description

Napier Watt are delighted to offer this truly stunning two double bedroom, two bathroom first floor apartment set within this prestigious purpose block 30 Portman Close & 55 George Street. Exceptionally spacious offering 1,356 sqft/ 126 sqm, this unfurnished property comprises two double bedrooms, a spacious open plan kitchen living room and two modern bathrooms, one of which is en-suite. Further benefits include a wonderful communal garden, air conditioning/comfort cooling, 24hr porter and lifts. The property is located moments walk from Baker Street, Portman Square, Oxford Street, Marylebone High Street. You have access to great transport links such as Bond Street Station & Marylebone Station.

2 Bedrooms : 2 Bathrooms : 24-Hour Porter : Lifts : Westminster Council Tax Band G : EPC Rating B

## Key Features

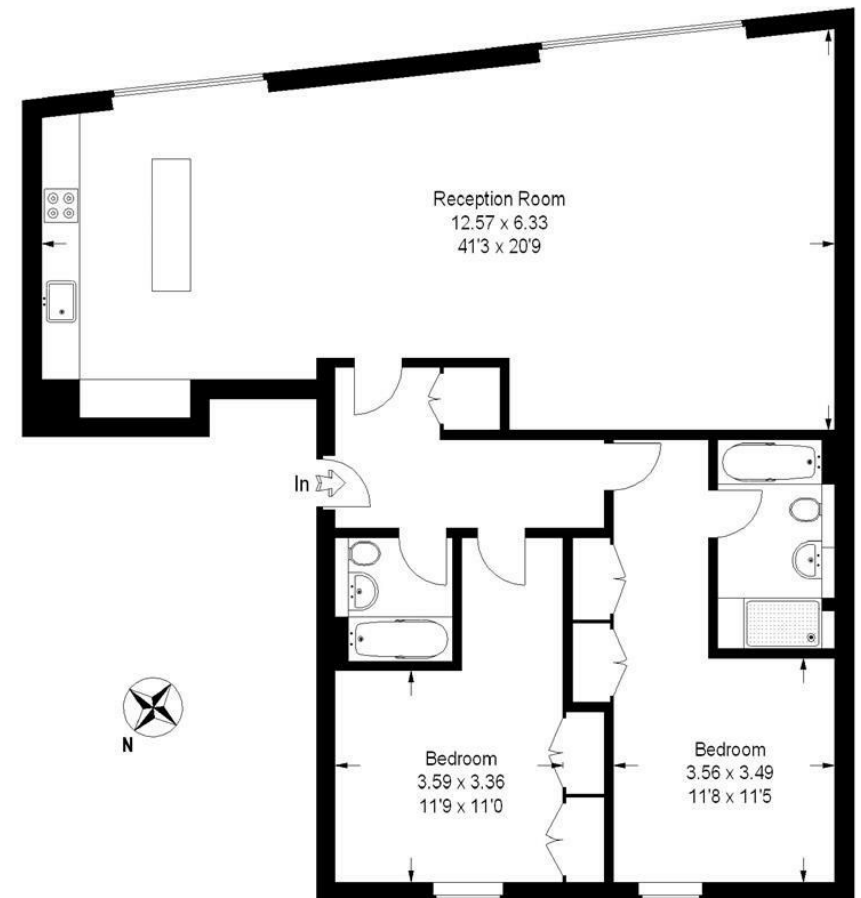
- 24 HOUR CONCEIRGE
- AIR CONDITIONING
- SECURE BUILDING CCTV
- BRIGHT AND AIRY
- LARGE LIFTS
- SOME UNDER FLOOR HEATING
- FLOOR TO CEILING WINDOWS

## Terms

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

## George Street

Approximate Gross Internal Area :- 126 sq m / 1356 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID11814)

**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.