



15 PORTMAN SQUARE, MARYLEBONE, W1

Asking Price £2,350,000 Leasehold

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Description

An extremely spacious, lateral four-bedroom/three-bathroom apartment set within one of the only portered residential buildings overlooking the prestigious and private Portman Square Gardens.

This apartment is located on the ground floor and comprises a large living room with spacious dinning space, a fully fitted and modern kitchen, The three bathrooms are contemporary with walk in showers and the property boasts additional storage throughout as well as beautiful wood floors. The building benefits from a 24 hour onsite porter and the residents have access to the prestigious Portman

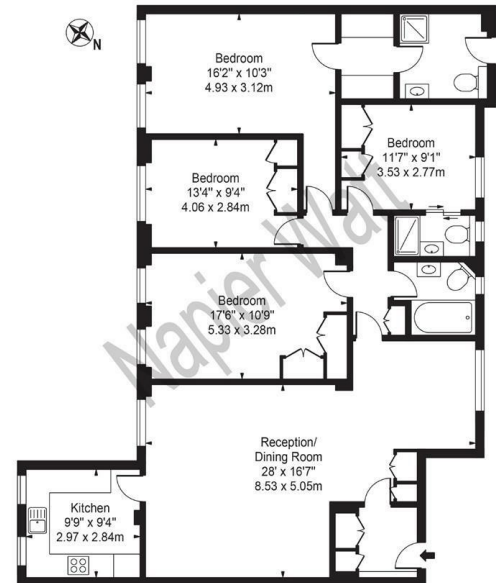
Square Gardens opposite the entrance.

The property is a two minute walk from Selfridges department store as well as Oxford Street and the green open spaces of Hyde Park.

: Entrance Hall : Reception Room : Kitchen : 4 Bedrooms : 3 Bathrooms : Porter : Communal Gardens : EPC D :



Portman Square
Approx. Gross Internal Area 1409 Sq Ft - 130.90 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute a whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

TERMS

The property is owned in a SPV.

Leasehold - From 25 November 2005 to 17 June 2123

Service Charge - £6,855 per half year inc reserve fund

Council Tax G

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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