



15, PORTMAN SQUARE  
LONDON, W1H  
Asking Price £2,450,000 Leasehold

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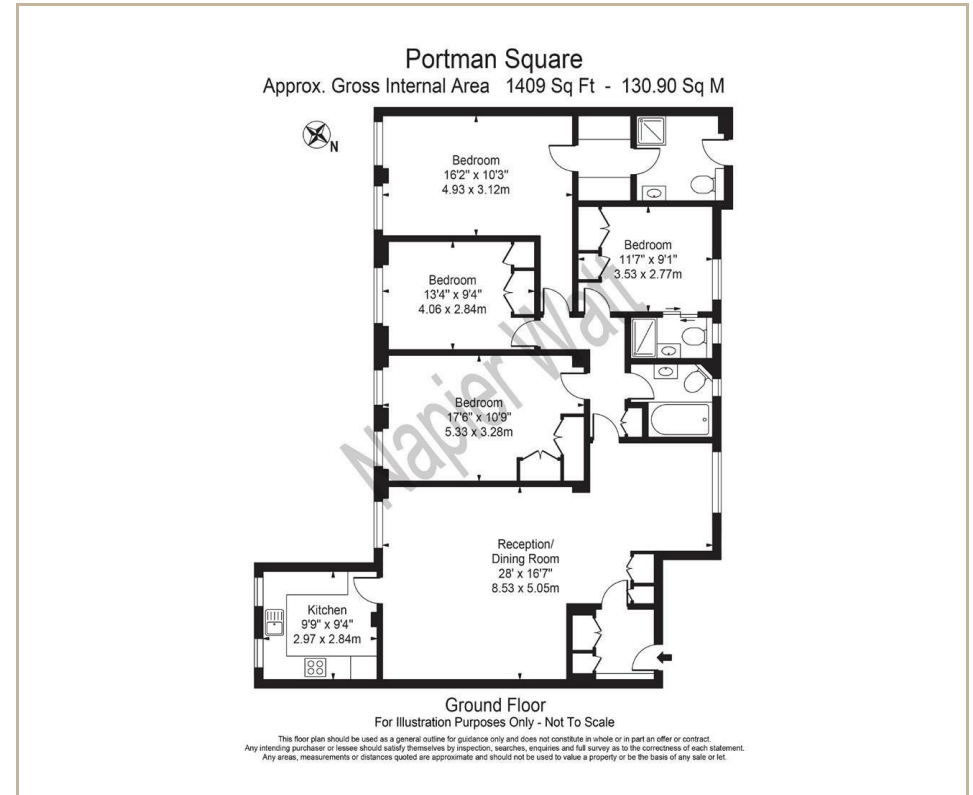
**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

FOR SALE AS A RENTAL INVESTMENT ONLY - 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 dining 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. Portman Square is well located for access to a range of transport links including Bond Street Underground Station (Central & Jubilee Lines, Zone 1) which is under a five minute walk from the property and offers easy access to Canary Wharf and Liverpool Street and further transport links can be found at Marble Arch (Central Line, Zone 1). The property is a two minute walk from Selfridges department store as well as Oxford Street and the green open spaces of Hyde Park.



## 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

**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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