



AMBIKA HOUSE, PORTLAND PLACE  
LONDON, W1B

Asking Price £1,550,000 Leasehold

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**NAPIER WATT**

PROPERTY CONSULTANTS

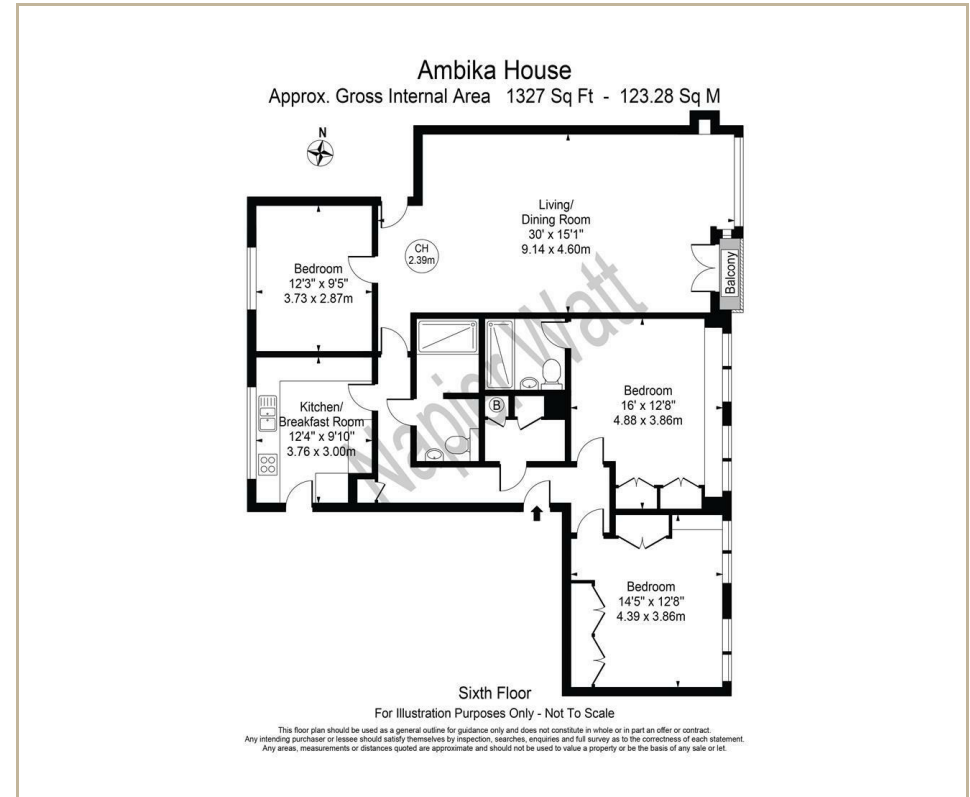
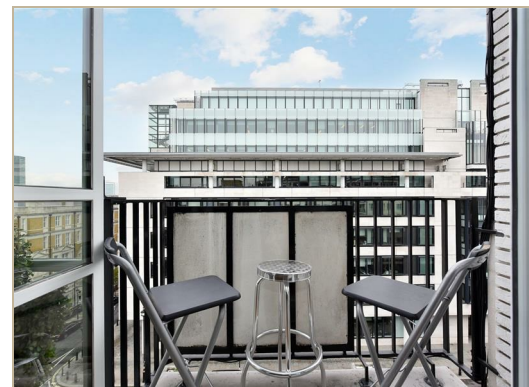
## Description

A bright, three bedroom, two bathroom apartment with a lift, porter, balcony set on southern end of Portland Place, close to the junction with Regent Street

Located on the 6th floor of a purpose built block on Marylebone's finest boulevard and offered in fair condition, with large windows throughout allowing an abundance of natural light to fill the property. The property is arranged with 1,327 sqft / 123sqm arranged with three double bedrooms, one en-suite bathroom, one shower room, reception room, and fully fitted kitchen.

Portland Place boasts an excellent location with easy access to the fashionable shops and restaurants of Marylebone High Street, Oxford Street and Regent Street. The flat is also a short walk to Regent's Park with access to over 400 acres of green open spaces and The London Zoo. There are excellent transport links nearby Regent's Park Underground Station (Bakerloo Line) and Great Portland Street (Circle, Metropolitan and Hammersmith and City Lines). Paddington Train Station is just around the corner for easy access to Heathrow Airport via the Heathrow Express.

Entrance Hall : 3 Bedrooms : 2 Bathrooms : Reception Room : Kitchen : Balcony : Lift : Porter :



## TERMS

Leasehold 99 years from 6 July 1961 ie 38 years  
Rent : £450  
Service Charge Aprox £3,300 per quarter  
Council Tax : Westminster Band 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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