



15 PORTMAN SQUARE, MARYLEBONE, W1

Asking Price £2,350,000 Leasehold

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**NAPIER WATT**

PROPERTY CONSULTANTS

## Description

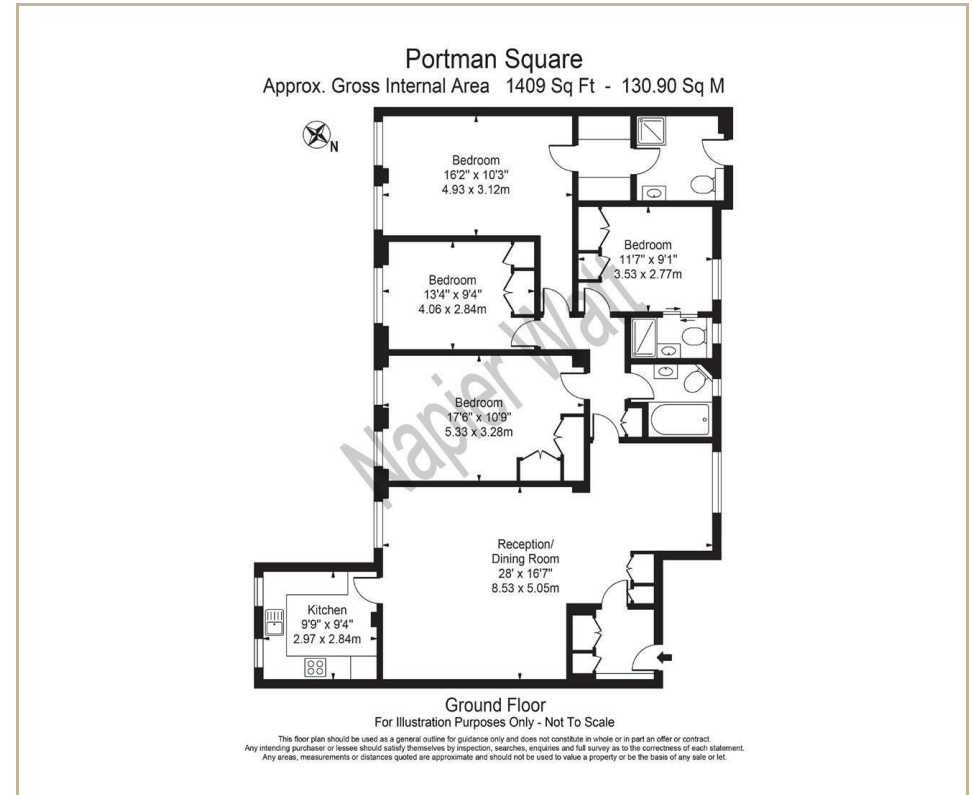
An extremely spacious, lateral four-bedroom/three-bathroom apartment set within one of the only portered residential buildings overlooking the prestigious and private Portman Square Gardens.

This apartment is located on the ground floor and comprises a large living room with spacious 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.

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 :



## 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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