



15, PORTMAN SQUARE  
MARYLEBONE, W1H

Asking Price £2,595,000 Leasehold

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

Sole Agents Napier Watt are pleased to offer for sale this stunning, interior designed three bedroom, three bathroom, third floor apartment set within this prestigious 24 hour portered block.

The property has been fully refurbished to a very high standard and benefits from comfort cooling, all new joinery, wiring and plumbing, and under floor heating to tiled areas.

15 Portman Square is a extremely popular purpose built block constructed in an art deco style around 1935 and benefits from 24 hour uniformed

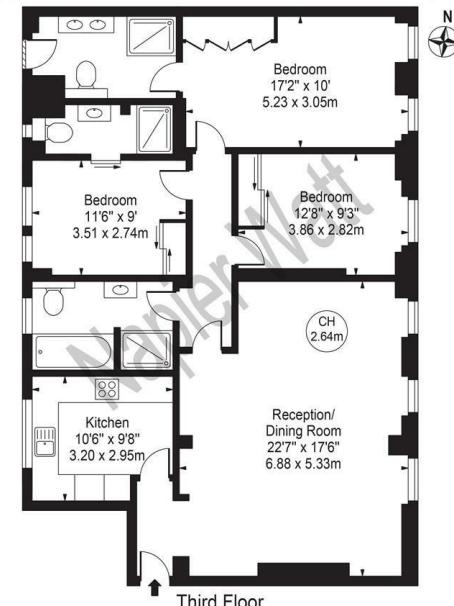
porterage, lifts and an excellent location on the northern side of the square, with access to the communal gardens and tennis court.

Entrance : Double Reception Room : Fully Fitted Kitchen : 3 Double Bedrooms : 3 Bathrooms (2 ensuite) : Access To Garden Square

Westminster Council Tax G - EPC C



Portman Square  
Approx. Gross Internal Area 1169 Sq Ft - 108.60 Sq M



## TERMS

Leasehold 8 May 2009 to 17 June 2123 ie 101 years  
Service charge : £4,627 per six months

**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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