



15, PORTMAN SQUARE
MARYLEBONE, W1H
Asking Price £2,595,000 Leasehold

T. +44 (0) 20 7935 0011
E. enquire@napierwatt.co.uk
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

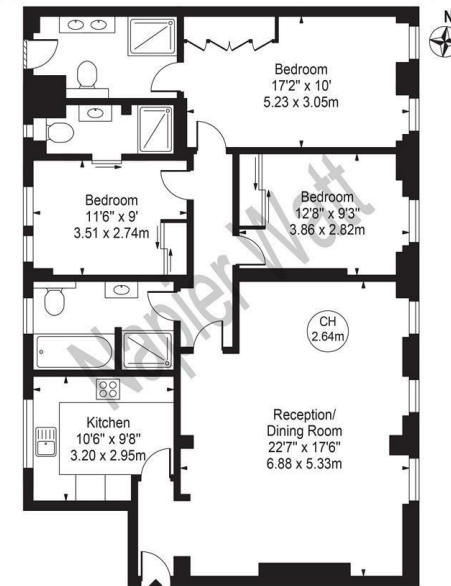
porterage, lifts and an excellent location on the northern side of the square, with access to the communal gardens and tennis court.

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



Third 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 in 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

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.

T. +44 (0) 20 7935 0011
E. enquire@napierwatt.co.uk
WWW.NAPIERWATT.CO.UK

NAPIER WATT
PROPERTY CONSULTANTS