



15 Portman Square,  
Marylebone, W1H

Offers In Excess Of £2,000,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## 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 :

## Key Features

- 24 HOUR PORTER
- LONG LEASE
- ACCESS GARDEN SQUARE (FEE)
- HOT WATER INCLUDED

## Terms

The property is owned in a SPV.

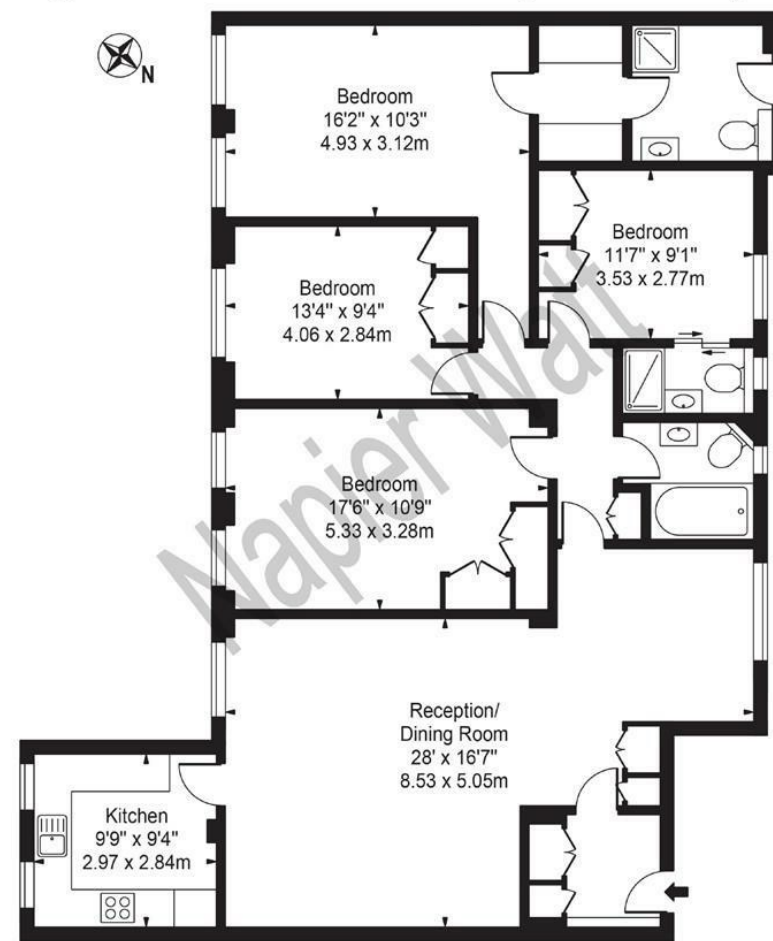
Leasehold - From 25 November 2005 to 17 June 2123

Service Charge - £6,855 per half year inc reserve fund

Council Tax G

## Portman Square

Approx. Gross Internal Area 1409 Sq Ft - 130.90 Sq M



**Ground 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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.