



15, PORTMAN SQUARE
LONDON, W1H
Asking Price £2,450,000 Leasehold

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Description

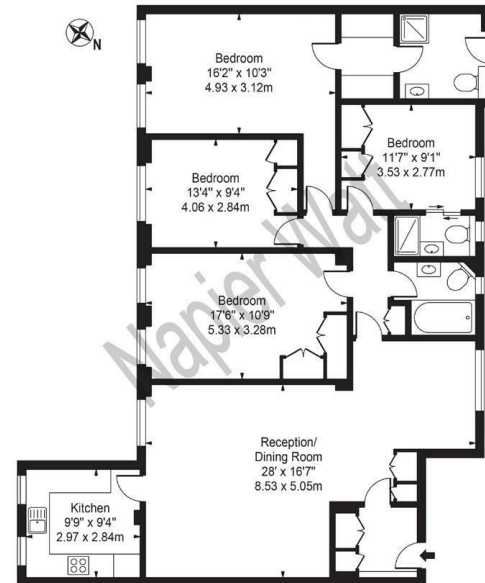
FOR SALE AS A RENTAL INVESTMENT ONLY - An extremely spacious, lateral four-bedroom/three-bathroom apartment set within one of the only portered residential buildings overlooking the prestigious and private Portman Square Gardens.

This apartment is located on the ground floor and comprises a large living room with spacious dinning 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. Portman Square is well located for access to a range of transport links including Bond Street Underground Station (Central & Jubilee Lines, Zone 1) which is under a five minute walk from the property and offers easy access to Canary Wharf and Liverpool Street and further transport links can be found at Marble Arch (Central Line, Zone 1). The property is a two minute walk from Selfridges department store as well as Oxford Street and the green open spaces of Hyde Park.



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 a warranty 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

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

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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