



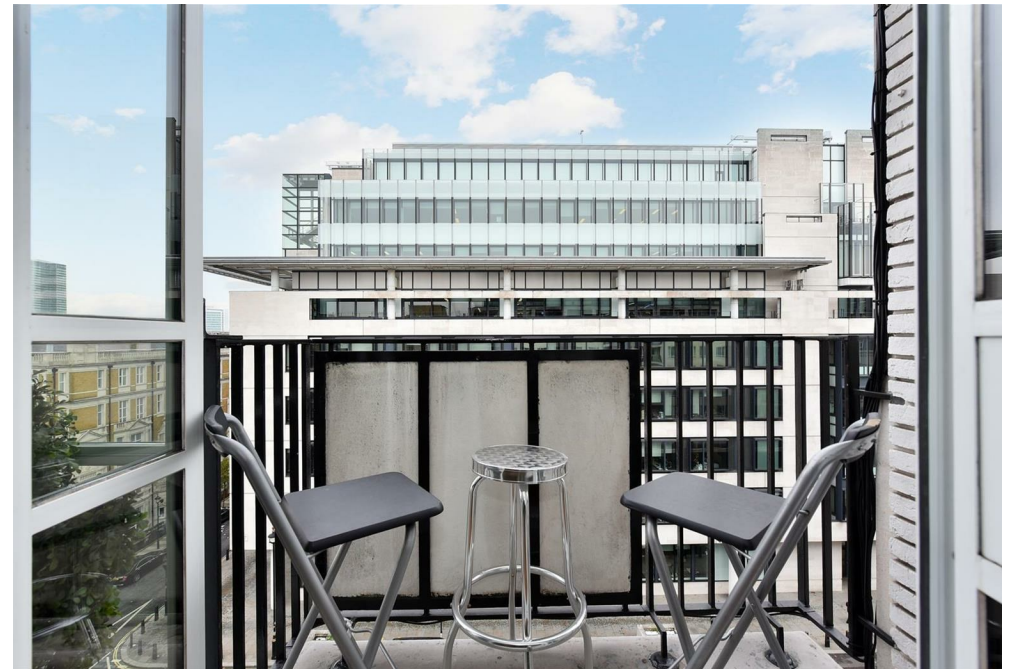
Ambika House 9b Portland Place,
Marylebone, W1B

Asking Price £1,550,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







Description

A bright, three bedroom, two bathroom apartment with a lift, porter, balcony set on southern end of Portland Place, close to the junction with Regent Street

Located on the 6th floor of a purpose built block on Marylebone's finest boulevard and offered in fair condition, with large windows throughout allowing an abundance of natural light to fill the property. The property is arranged with 1,327 sqft / 123sqm arranged with three double bedrooms, one en-suite bathroom, one shower room, reception room, and fully fitted kitchen.

Portland Place boasts an excellent location with easy access to the fashionable shops and restaurants of Marylebone High Street, Oxford Street and Regent Street. The flat is also a short walk to Regent's Park with access to over 400 acres of green open spaces and The London Zoo. There are excellent transport links nearby Regent's Park Underground Station (Bakerloo Line) and Great Portland Street (Circle, Metropolitan and Hammersmith and City Lines). Paddington Train Station is just around the corner for easy access to Heathrow Airport via the Heathrow Express.

Entrance Hall : 3 Bedrooms : 2 Bathrooms : Reception Room : Kitchen : Balcony : Lift : Porter : EPC C

Key Features

- SIXTH FLOOR WITH LIFT
- PORTER
- IN FAIR CONDITION
- QUICK SALE SOUGHT
- SPACIOUS ACCOMMODATION
- BALCONY
- 38 YEAR LEASE EXT AVAILABLE

Terms

Leasehold 99 years from 6 July 1961 ie 38 years

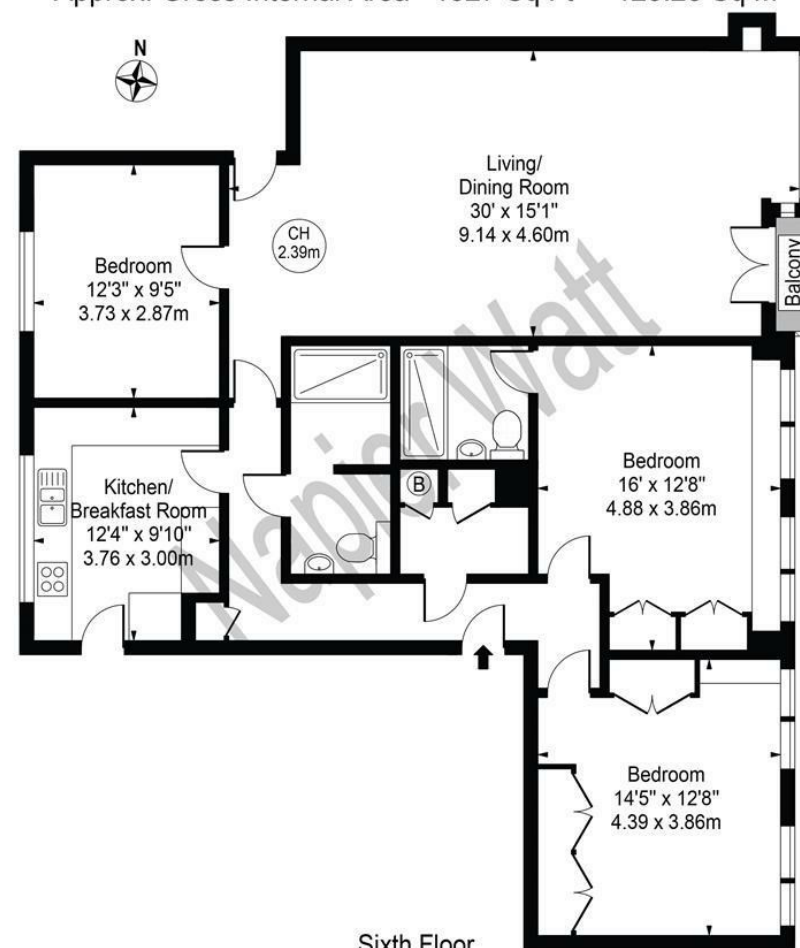
Rent : £450

Service Charge Aprox £3,300 per quarter

Council Tax : Westminster Band G

Ambika House

Approx. Gross Internal Area 1327 Sq Ft - 123.28 Sq M



Sixth 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.