



PORTLAND PLACE, LONDON, W1B
£3,195 per week*

Carter Jonas

FLAT A, PORTLAND PLACE, LONDON, W1B 1QT

- 3 Bedrooms
- 2 En Suite Bathrooms
- En Suite Shower Room
- 2 Reception Rooms
- Dining Room
- Kitchen
- Patio
- Caretaker

THE PROPERTY

This beautiful duplex apartment has been tastefully redecorated throughout and provides plenty of natural light through large, southwest facing windows.

Comprising of three bedrooms, kitchen, and dining room, two reception rooms and three bathrooms. There is also access to a large patio garden.

The property is offered Furnished.

Holding deposit is 1 week's rent = £3,195 (at asking price)

Security deposit is 6 week's rent = £19,170 (at asking price £3,195pw)

Minimum Term 12 months

Council Tax Band H

For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

Marylebone still looks and feels something like the village it was 400 years ago and the handsome Georgian development it was 250 years ago. Its High Street in particular is a pleasure to visit; the atmosphere is a bit more cosmopolitan than other parts of the city, and at the same time, a little more relaxed. A pristine haven a short

A three-bedroom duplex apartment on the ground and lower ground floors of a smart, period building located on the corner of Portland Place and Devonshire Street.



walk from Oxford Circus filled with squares of tall, beautifully proportioned Georgian houses.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Westminster City Council - Council Tax Band H

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Portland Place, W1B

Approx. Gross Internal Area 2274 Sq Ft - 211.25 Sq M



Ground Floor

Floor Area 1128 Sq Ft - 104.79 Sq M

First Floor

Floor Area 1146 Sq Ft - 106.46 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/5/2024



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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