

RUSSELL SIMPSON

Exceptionally wide four-bedroom
lateral flat in a prestigious mansion
block close to Regent's Park

PORTLAND PLACE
MARYLEBONE W1B

Portland Place

OFFERS IEO

£7,000,000

BEDROOMS 4-4	INTERNAL 3,257 SQ FT	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 3	302 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 86 YEARS	GROUND RENT —	SERVICE CHARGE £40,000 P/Y

The Property

Beautiful flat with lofty proportions and spacious layout in an impressive 1920s building with porter.





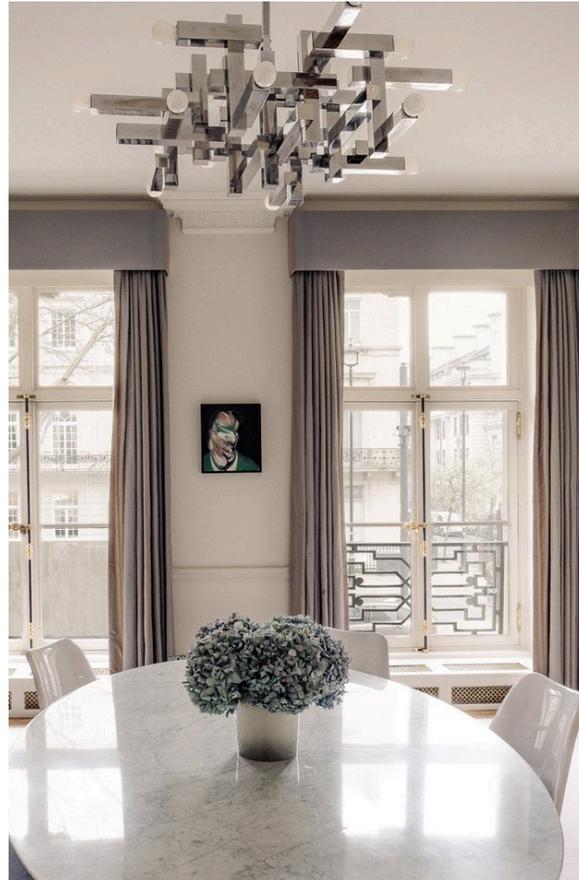
Open-Plan Kitchen

Entering the flat on the first floor, the front hall leads towards the living spaces. This includes a large open-plan kitchen with wooden floors, modern units, a central island, an informal eating area and a pantry.



Generous Reception Room

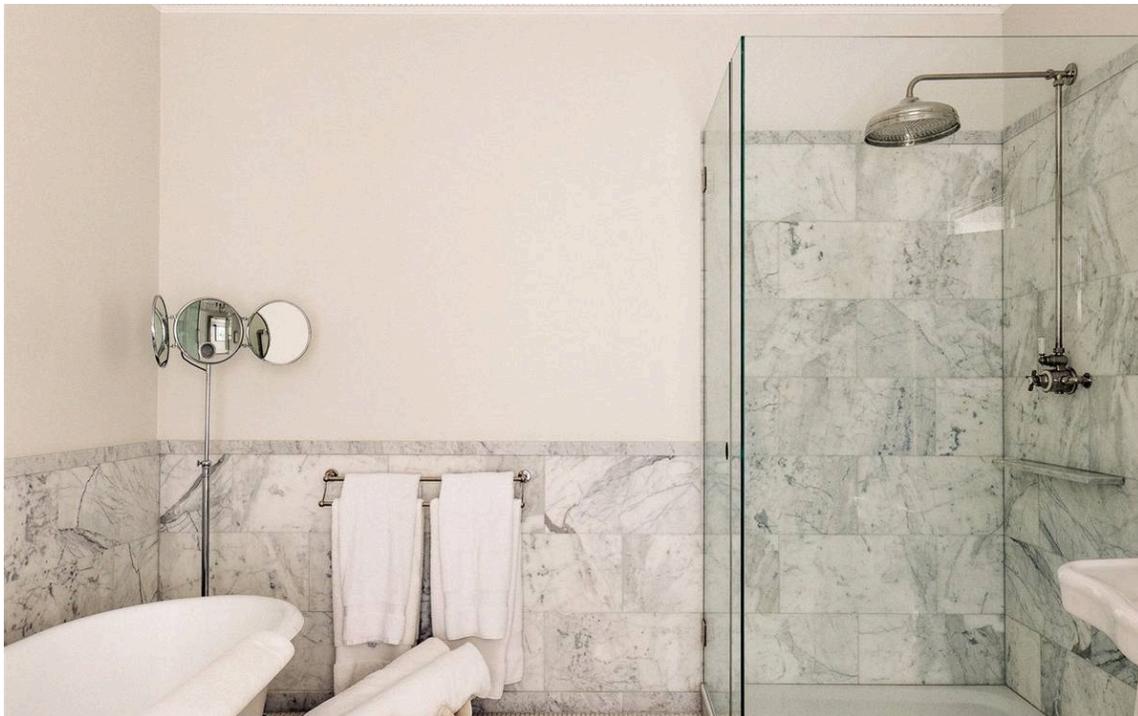
Beyond is a generous reception room, with double doors flowing through to a formal dining room. Both these spaces offer high ceilings and decorative cornices creating a sense of elegance.





The Principal Bedroom

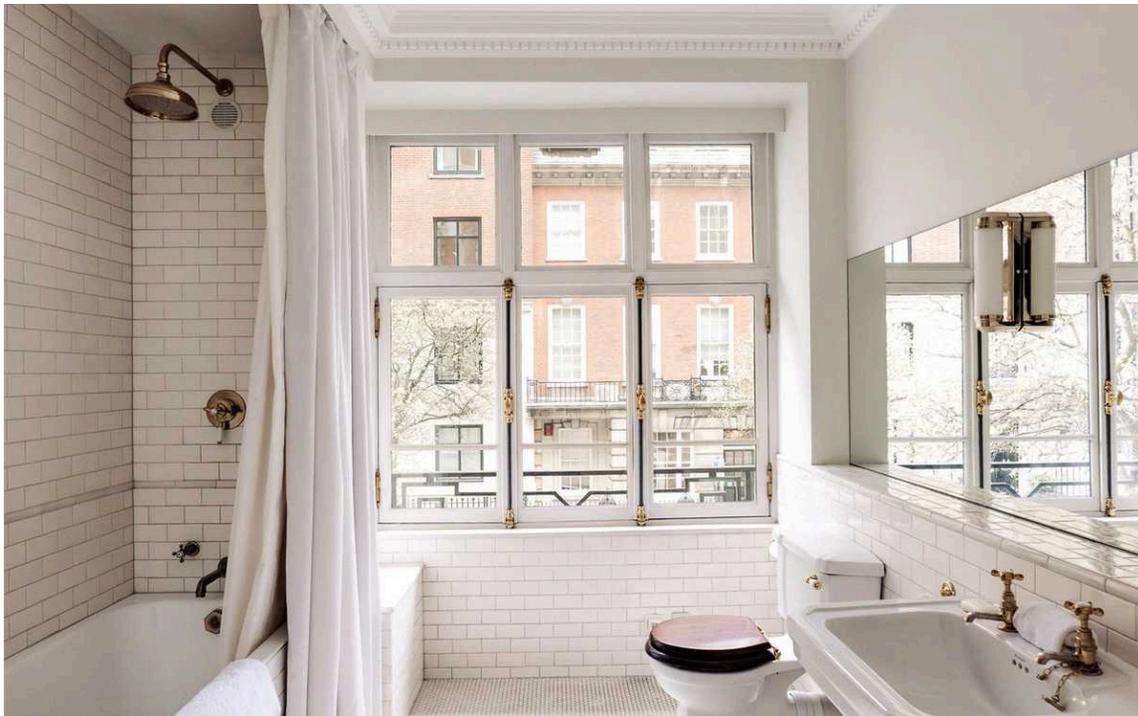
The flat also contains three-four bedrooms. The principal bedroom has an ensuite bathroom with both shower and bath, a well-proportioned dressing room and an additional walk-in wardrobe.





Further Bedrooms

Two further bedrooms are also ensuite, while the final bedroom can also be used as a sitting room or study. Meanwhile, a laundry room and guest WC complete the layout.



The Design

The rooms are decorated in a thoughtful style that blends classical and contemporary details. Presented in excellent condition, the restrained interiors add to the sense of brightness and space throughout.





The Neighbourhood

The apartment has full-length French doors open onto Juliet balconies across the entire width of the building. It offers views north towards the greenery of Regent's Park, as well as south towards the spire of All Souls Langham Place.

82 Portland Place is a prestigious mansion block constructed in the 1920s with a stone façade. This well-run block features both lift and 24-hour porter, while the flat also has a service exit off the kitchen.

The building occupies an excellent location in central London. From here, the restaurants and private boutiques of Marylebone High Street are close, while the popular neighbourhoods of Fitzrovia and Soho are also nearby. In addition, the open spaces of Regent's Park are a short walk away.

Portland Place, W1

Approx. gross Internal Area
3257 Sq Ft / 302.58 Sq M

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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows
and door openings are approximate. Whilst
every care is taken in the preparation of this
plan, please check all dimensions, shapes,
and compass bearings before making any
decisions reliant upon them.



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Contact Us

+44 (0) 203 815 9144

mayfair@russellsimpson.co.uk

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