



**RUSSELL
SIMPSON**

Elegant three-bedroom apartment
with beautiful views and balcony

PORTLAND PLACE
MARYLEBONE W1B

Portland Place

£1,695 _{P/W}

BEDROOMS 3	INTERNAL 1,468 _{SQ FT} 136 _{SQM}	OUTDOOR 33 _{SQ FT}	FURNISHED STATUS Unfurnished
BATHROOMS 2		EPC C	COUNCIL TAX Westminster City, G



The Property

A well-proportioned third-floor apartment presented in good condition.

Stepping into this refined apartment, you are welcomed by a sense of space and light that flows throughout. The generous reception room features large windows and opens onto a small balcony, adding to its airy, inviting feel.

img 1

Living Room





The Bedrooms

The apartment comprises three well-appointed bedrooms, each benefiting from good natural light. The principal bedroom is particularly spacious with a walk-in dressing room, whilst the second and third bedrooms are beautifully proportioned and versatile. Two bathrooms serve the apartment, both presented in good condition with modern fixtures.





Outdoor Spaces

The property includes a charming balcony, providing a delightful outdoor retreat with space for seating and relaxation.



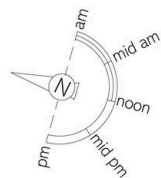


The Neighbourhood

Portland Place is one of London's most distinguished addresses, forming part of Nash's elegant Regent Street development. This tree-lined thoroughfare is moments away from Oxford Street and Regent Street shopping, whilst the West End's cultural attractions are within easy walking distance.

The location offers superb transport connections, with Oxford Circus, Regent's Park, and Great Portland Street stations nearby. Regent's Park is a short walk away, offering peaceful gardens and open spaces.

The area features excellent restaurants, cafés, and shops, from Oxford Street's flagship stores to Marylebone High Street's boutique offerings. The mansion block features a lift and provides secure, comfortable living in this prime central London location.



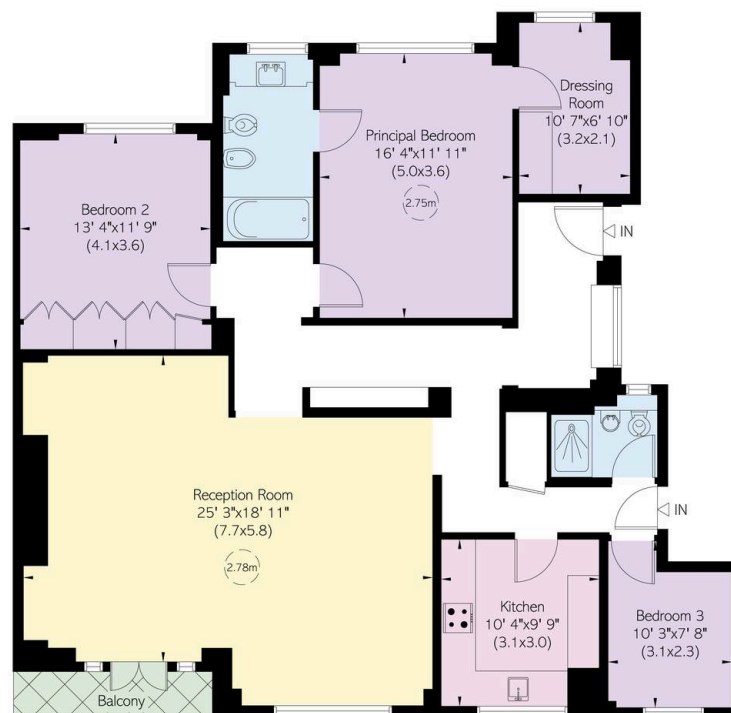
Portland Place, W1

**RUSSELL
SIMPSON**

Approximate Internal Area
1,468 sq ft/ 136 sq m

Outside Area
33 sq ft/ 3 sq m

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.



Third Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

mayfair@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021