



Highly sought-after lateral living in the heart of Marylebone

PORTLAND PLACE

MARYLEBONE W1B

**FORTIS**  
ADVISORS

# PROPERTY SUMMARY

£7,000,000

- Bedrooms: 3
- Bathrooms: 3
- Reception Rooms: 4
- Large Eat-In Kitchen
- Pantry
- Cloakroom
- Laundry
- Porter
- Private Gardens and Tennis Court
- Internal: 3,312 SQ FT
- Tenure: Leasehold, approx. 86 years remaining
- Service Charge: £10,000 per quarter
- Ground Rent: £50 per quarter
- Local Authority: City of Westminster
- EPC: D
- Council Tax Band: G

# ABOUT

Positioned on one of central London's most prestigious addresses, this elegant and exceptionally rare lateral apartment on Portland Place offers over 3,300 SQ FT of refined living within a handsome period building.

The property is beautifully proportioned, showcasing high ceilings, tall sash windows, and exceptional natural light throughout. The reception space provides the perfect balance of grandeur and comfort, ideal for both entertaining and everyday living. A large eat-in well-appointed kitchen blends contemporary fittings with classic style, while the principal bedroom offers tranquillity and a spacious dressing room and storage.

Portland Place is a striking Georgian building, beautifully maintained and full of character. This apartment sits in a prime first-floor position, with wonderful views looking out at tree-level towards Regent's Park. Key access is also available to tennis courts of Regent's Park plus private gardens at Park Crescent.





PORTLAND PLACE





Residents are moments from the boutiques and cafés of Marylebone High Street and shops of Bond Street. With excellent transport connections nearby, this rare property combines heritage, elegance, and convenience in equal measure – perfectly suited for a buyer seeking a distinguished London home.











PORTLAND  
PLACE W1  
CITY OF WESTMINSTER

APPROXIMATE GROSS  
INTERNAL AREA:

3,312 SQ FT / 307.7 SQ M

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Portland Place, W1B

Approximate Gross Internal Area  
307.7 sq m / 3312 sq ft





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