







## PORTMAN MANSIONS



**An exceptionally well-presented three-bedroom, three-bathroom apartment, situated on the second floor of a sought-after Victorian mansion block in the heart of Marylebone**

This stunning three-bedroom, three-bathroom apartment is situated on the second floor of a highly regarded portered mansion block and has been recently refurbished to an exceptionally high standard. The apartment has been intelligently designed to maximise the use of space, and benefits from high ceilings and generous proportions as well as air conditioning, which is unusual for a London property.

The reception room has floor-to-ceiling windows, which lead onto a balcony, and an impressive bespoke Italian-designed kitchen complete with a wine fridge and space for a dining area.

The property consists of three bedrooms, including a second master bedroom with a stylish en suite and a large dressing room, a second double bedroom with an en suite, a third double bedroom with fitted wardrobes, and a second family bathroom. The apartment is completed by a utility area and an extensive storage unity.

Portman Mansions is a highly attractive red brick Victorian mansion block in the heart of Marylebone. It benefits from 24-hour portage services, CCTV and secure video entry, as well as a courtyard garden, lift access, a residents' gym and a sauna. Located in a quiet village-like location just moments from Marylebone High Street, Portman Mansions enjoys access to an impressive array of highly-regarded shops, cafes, restaurants and amenities. The tranquil green open spaces of Regent's Park are also close by, as well as the internationally renowned Oxford Street, the extensive entertainment hub of the West End and the fabulous Hyde Park.

Transport links are extensive; Marylebone station (National Rail and the Bakerloo line), Baker Street Underground station (Hammersmith & City, Bakerloo, Metropolitan, Circle and Jubilee line), Paddington station (National Rail, Heathrow Express, Bakerloo, Circle, District and Hammersmith & City lines) are all close by.



Second floor lateral apartment | Three bedrooms and three bathrooms | Air conditioning | High specification interiors







## Portman Mansions W1U

**Approximate Gross Internal Area**  
1766 sqft - 164.06 sqm

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only. Not to scale.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

**All viewings by appointment through our Marylebone office:**

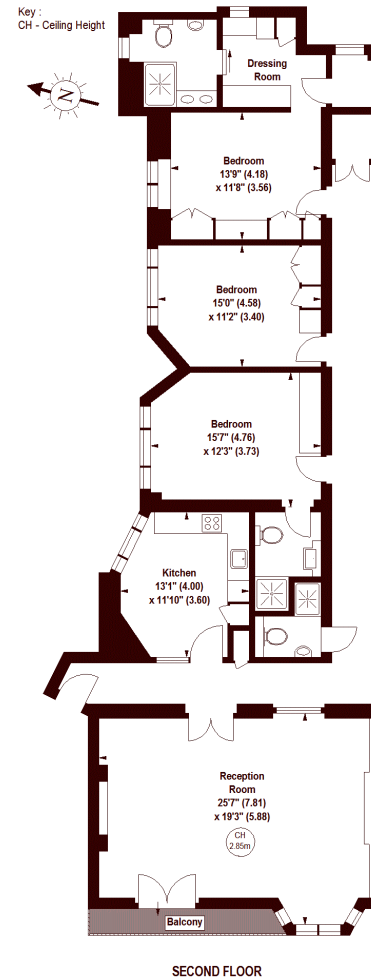
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## Portman Mansions, W1U

Approx. Gross Internal Area 1766 sqft / 164.06 sqm  
Floor Plan for identification purposes only - not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	