

PORTMAN SQUARE, MARYLEBONE, LONDON W1

£1,100 PW



MAYFAIR SQUARE

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### PROPERTY DESCRIPTION

An excellent two-bedroom apartment situated within a well-maintained residential building on Portman Square.

The apartment boasts an abundance of natural light and features a reception room that seamlessly incorporates a dedicated dining area, providing a versatile space for relaxation and entertaining. It offers two spacious double bedrooms, one bathroom thoughtfully designed with ample storage solutions for a clutter-free living environment, and a modern kitchen.

Situated on the north side of Portman Square, Fifteen Portman Square is a desirable 1930s Art Deco building, thoughtfully designed for modern convenience. The property offers exceptional security and exclusive access to the private Portman Square gardens, which include a tennis court.

#### Living in Marylebone

Marylebone Village, known for its period architecture and attractive green spaces, offers a plethora of shopping, dining, and lifestyle experiences. Residents can enjoy a range of cultural and lifestyle activities, including art exhibitions, exercise classes, masterclasses, and promotions hosted by local shops and restaurants. The vibrant community also organizes major events such as the Marylebone Food Festival, the Marylebone Design District, the Marylebone Summer Festival, and the Marylebone Christmas Lights.



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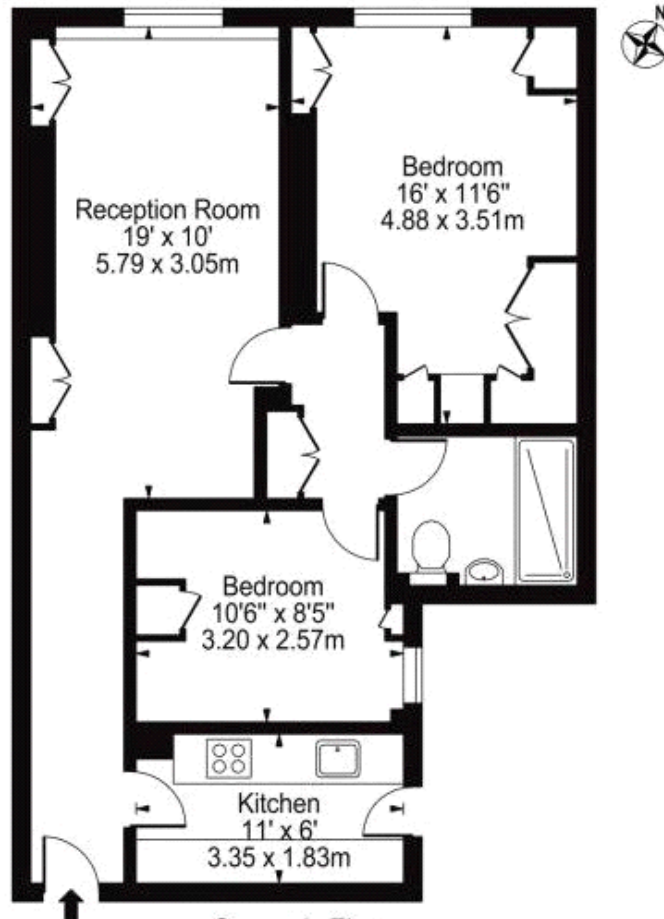
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## Portman Square, W1

Approx. Gross Internal Area 675 Sq Ft - 62.71 Sq M



Seventh Floor

For Illustration Purposes Only - Not To Scale



## MAYFAIR SQUARE

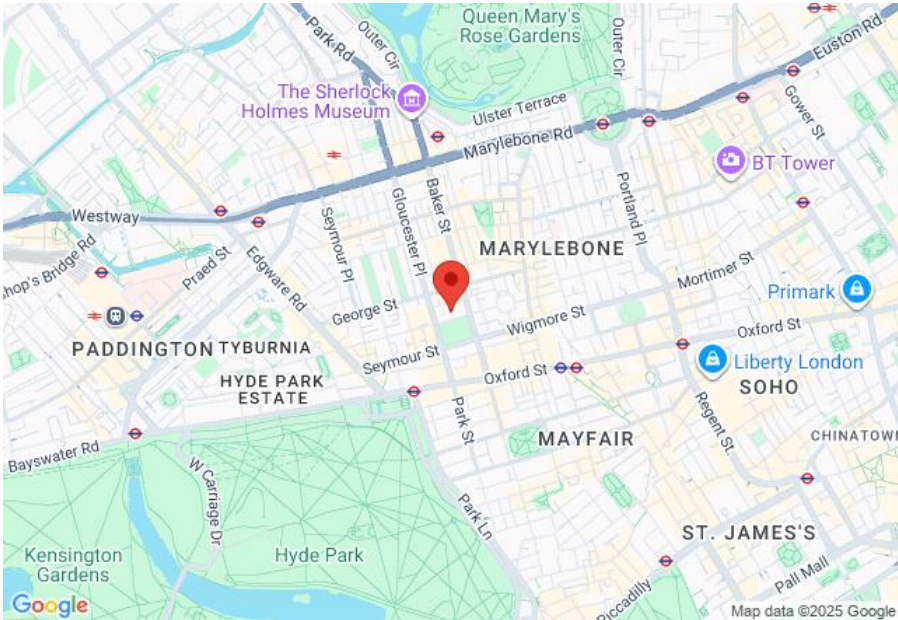
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   | 74                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

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