

GREAT PORTLAND STREET, MARYLEBONE, LONDON  
£1,327 PW



**MAYFAIR SQUARE**

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### PROPERTY DESCRIPTION

Exceptional Three-Bedroom Duplex Apartment with Private Terrace in the Heart of Marylebone.

Discover this stunning and well-maintained three-bedroom duplex apartment, offering a perfect blend of original charm, modern elegance, and high-quality finishes. Ideally located in Marylebone, this beautifully designed residence provides spacious interiors, abundant natural light, and a private terrace, making it a must-see for those seeking a luxurious London home.

#### Key Features:

- \* Spacious Duplex Layout – Spread over two floors, offering a sense of space and privacy.
- \* Three Generously Sized Double Bedrooms – Featuring high ceilings, large windows, and abundant natural light.
- \* Elegant Reception Room – Bay windows overlooking Great Portland Street, creating an inviting space for relaxation and entertaining.
- \* Characterful Kitchen with Modern Finishes – Showcasing exposed brickwork, high-quality appliances, and stylish details.
- \* Private Terrace – A perfect outdoor retreat for relaxation and entertaining.
- \* Dedicated Reading Area – A cozy space designed for quiet moments.
- \* Spanning Over 1,100 sq. ft. – A rare combination of size, style, and prime location.
- \* High-Quality Finishes Throughout – Well-maintained interiors with elegant features.

#### Living in Marylebone – A Coveted London Lifestyle

Marylebone is one of London's most desirable neighbourhoods, known for its Georgian architecture, boutique shops, and a vibrant village atmosphere. Residents enjoy:

- Marylebone High Street – Home to artisan cafés, fine dining, and independent boutiques.
- Regent's Park – Just moments away, featuring beautiful gardens, a boating lake, and the Open Air Theatre.
- Cultural & Historic Attractions – Close to The Wallace Collection, Manchester Square, and Montagu Square.
- Seasonal Events – Marylebone Village transforms during the festive season with its famous Christmas Lights Switch-On, live music, and local celebrations.

This exceptional three-bedroom duplex apartment in Marylebone offers an unparalleled blend of space, character, and modern luxury, making it a truly outstanding home in one of London's most prestigious locations.

Arrange a private viewing today with our team at Mayfair Square to experience this remarkable property.

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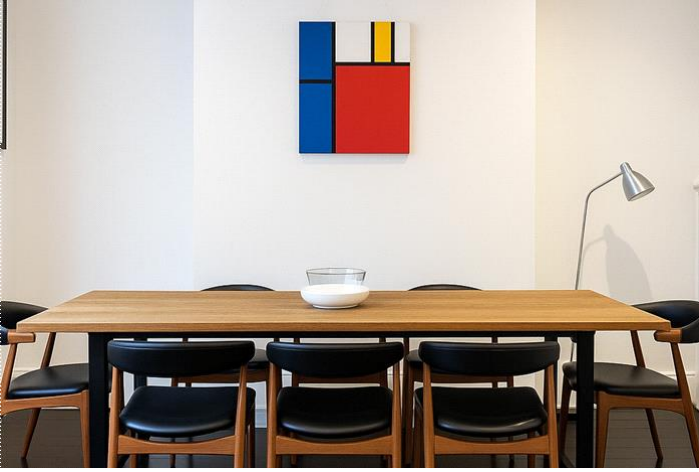
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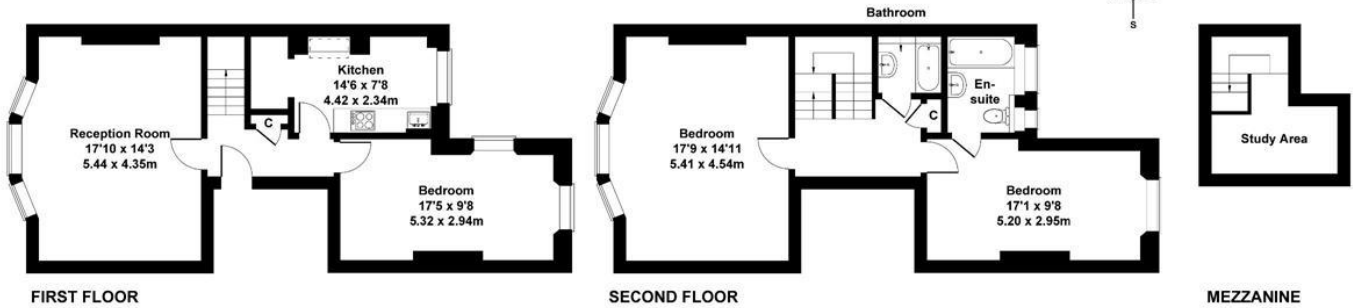
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## Great Portland Street

Approximate Gross Internal Area  
1140 sq ft - 106 sq m



Not to Scale.  
For Illustrative Purposes Only.



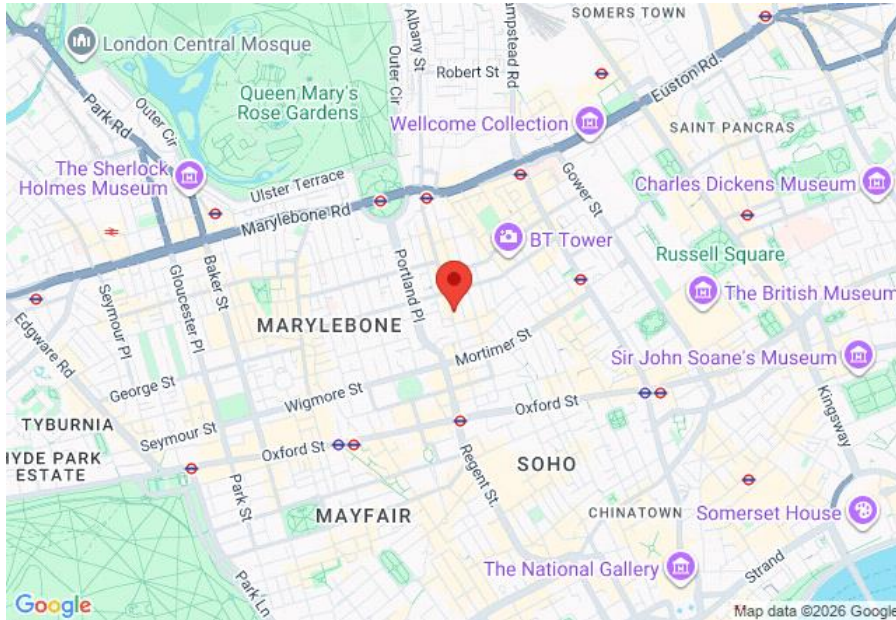
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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