



PORTLAND PLACE, MARYLEBONE, LONDON

£1,450 PW



A GRACIOUS 2 BED - 2 BATH - PORTLAND PLACE W1B

PROPERTY REFERENCE CODE: RL0172

PORTLAND PLACE, MARYLEBONE, LONDON



A gracious and elegant two-bedroom, two-bathroom flat in a beautiful boutique apartment block in the very sought after Portland Place.

The property is located on the ground floor and boasts excellent reception space and immaculate family-sized eat-in kitchen/breakfast room. For the bedrooms, there is a very impressive master suite and a further double bedroom.

This home was lovingly lived in and now invites a new tenant to enjoy their stay, to what will be one of the finest apartments to be found in Marylebone.





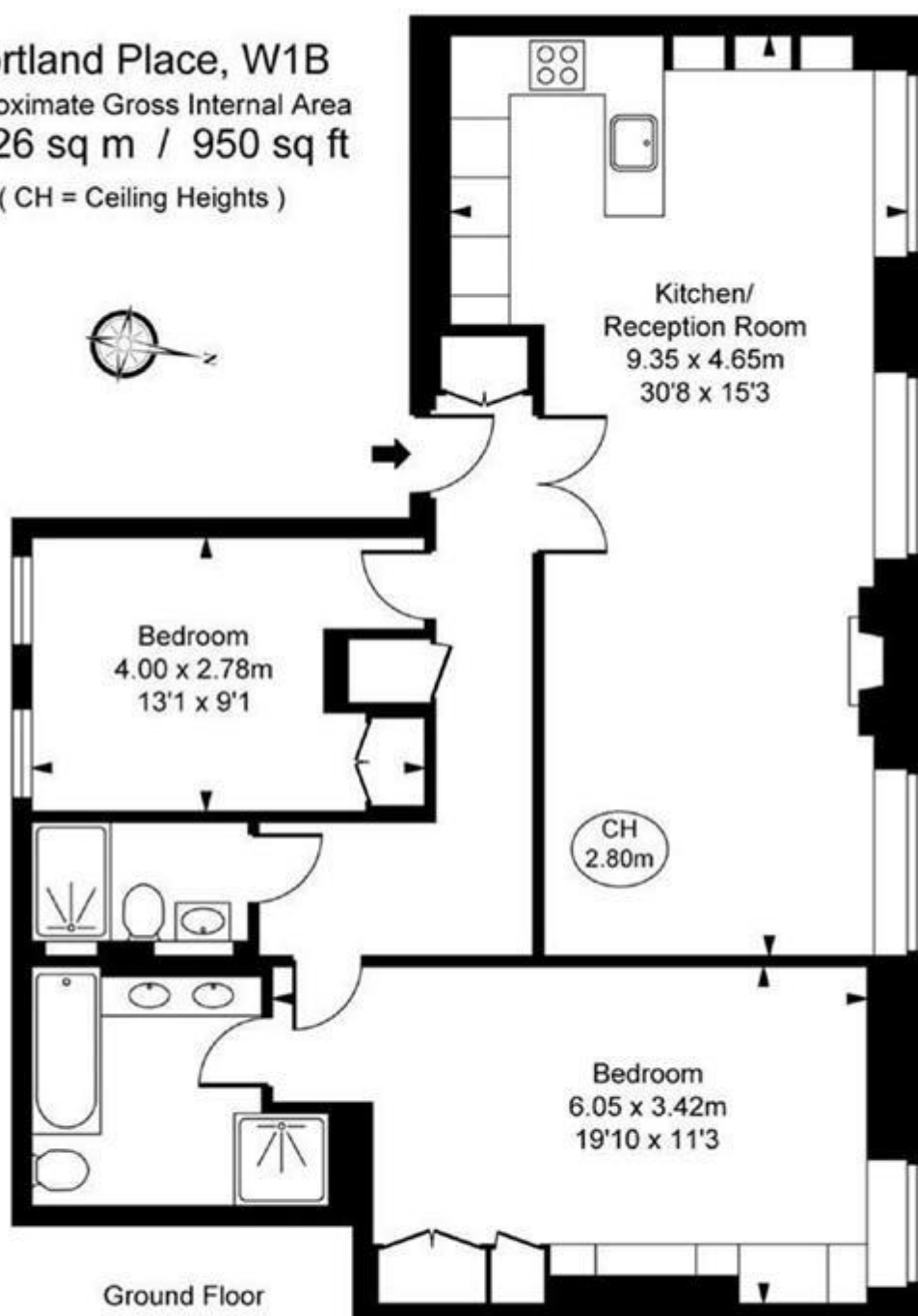
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	76	77	(69-80) C	76	77
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

Portland Place, W1B
Approximate Gross Internal Area
88.26 sq m / 950 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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