

# RUSSELL SIMPSON

Exceptionally wide four-bedroom lateral  
flat in a prestigious mansion block close  
to Regent's Park

PORTLAND PLACE  
MARYLEBONE W1B



Portland Place  
Marylebone W1B

Offers IEO  
£5,500,000

|                      |   |                           |                             |
|----------------------|---|---------------------------|-----------------------------|
| BEDROOMS<br>4        | INTERNAL<br>3,257 SQ FT<br><br>302 SQ M | AMENITIES<br>Porter, Lift | COUNCIL<br>Westminster      |
| RECEPTION ROOMS<br>4 |   | EPC<br>C                  | COUNCIL TAX<br>Band H       |
| BATHROOMS<br>3       |   | TENURE<br>Leasehold       | LENGTH OF LEASE<br>85 years |



# The Property

Beautiful flat with lofty proportions and spacious layout in an impressive 1920s building with porter.

Entering the flat on the first floor, the front hall leads towards the living spaces. This includes a large open-plan kitchen with wooden floors, modern units, a central island, an informal eating area and a pantry.

Beyond is a generous reception room, with double doors flowing through to a formal dining room. Both these spaces offer high ceilings and decorative cornices creating a sense of elegance.



PERFECT  
DOOR

PERFECT  
ODOR

PERFECT  
RODO







# The Principal Bedroom

The flat also contains three-four bedrooms. The principal bedroom has an ensuite bathroom with both shower and bath, a well-proportioned dressing room and an additional walk-in wardrobe.





## Further Bedrooms

Two further bedrooms are also ensuite, while the final bedroom can also be used as a sitting room or study. Meanwhile, a laundry room and guest WC complete the layout.



# The Design



The rooms are decorated in a thoughtful style that blends classical and contemporary details. Presented in excellent condition, the restrained interiors add to the sense of brightness and space throughout.

# Outdoor Spaces & The Neighbourhood

The apartment has full-length French doors open onto Juliet balconies across the entire width of the building. It offers views north towards the greenery of Regent's Park, as well as south towards the spire of All Souls Langham Place.

82 Portland Place is a prestigious mansion block constructed in the 1920s with a stone façade. This well-run block features both lift and 24-hour porter, while the flat also has a service exit off the kitchen.

The building occupies an excellent location in central London, with exclusive access to private gardens. From here, the restaurants and private boutiques of Marylebone High Street are close, while the popular neighbourhoods of Fitzrovia and Soho are also nearby. In addition, the open spaces of Regent's Park are a short walk away.



APPROXIMATE INTERNAL AREA

3,257 SQ FT / 302 SQ M





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## Contact us

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