



RUSSELL SIMPSON

Superlative five-bedroom
lateral flat in a magnificent
apartment building
overlooking Portman Square

ORCHARD COURT
MARYLEBONE W1H

Orchard Court Marylebone W1H

£11,250,000

BEDROOMS 5	INTERNAL 3,820 SQ FT 354 SQ M	PARKING SPACE 113 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 3		EPC D	COUNCIL TAX Band H
BATHROOMS 5	SERVICE CHARGE £29,194 pa	TENURE Leasehold	LENGTH OF LEASE 166 years





The Property

Exceptionally large flat with sophisticated interiors, light-filled rooms and a private parking space.

Entering the flat on the fourth floor, the front foyer leads through to an impressive entrance hall that can also form a centrepiece dining room. Double doors open onto a grand reception room with high ceilings, a working fireplace and three south-west facing windows that overlook the square and create a light-filled living space.

Next door is another reception room that can serve as either library or media room, with inbuilt shelving and attractive wooden units.

Meanwhile, on the opposite side of the hall, double doors flow through to an exceptionally spacious kitchen with an informal breakfast area. The bespoke design includes marble units, a central island, a wine fridge and Gaggenau appliances throughout.



The flat also features five bedrooms. The principal bedroom suite has a substantial bathroom with bath and shower, as well as a dressing room and separate bedroom. There are four more bedrooms, three of them ensuite, and all of them offering inbuilt storage space.

The flat also features a convenient utility room, as well as staff accommodation with shower room and kitchenette.

The property was designed by the celebrated architects Claire Bataille and Paul Ibens. Its sophisticated interiors were finished in a restrained contemporary style creating light-filled interiors. They are presented in superb condition and offer air conditioning throughout.



Russell Simpson

Orchard Court





The Neighbourhood

Residents have access to the private Portman Square Garden. Unusually for a communal square, this includes tennis courts and a children's playground. The flat also offers a private parking space.

Orchard Court is a spectacular apartment building in the heart of Marylebone. Constructed in the 1930s, one of its properties was used by the Special Operations Executive during the Second World War. It has since become one of the most prestigious apartment buildings in the neighbourhood, offering attractive communal areas and a 24-hour concierge service.

From here, the many restaurants and shops of Mayfair and Marylebone are within easy reach. The upmarket boutiques of Bond Street are close, as well as the open spaces of Hyde Park. Furthermore, the artistic treasures of the Wallace Collection are a few moments' walk away.

APPROXIMATE INTERNAL AREA

3,820 SQ FT / 354 SQ M

PARKING SPACE

113 SQ FT / 10 SQ M



**RUSSELL
SIMPSON**

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