



JEREMY JAMES

PORTLAND PLACE, MARYLEBONE VILLAGE, LONDON W1



PRICE  
£1,150,000

TENURE  
Leasehold

33 New Cavendish Street  
London,  
W1G 9TS

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### DESCRIPTION

This apartment has been significantly refurbished throughout with authentic walnut floor in the reception room and hallway. The building's communal areas have also been refurbished to a high specification in recent years and the building benefits from a porter and a residence parking permit subject to the usual consents.

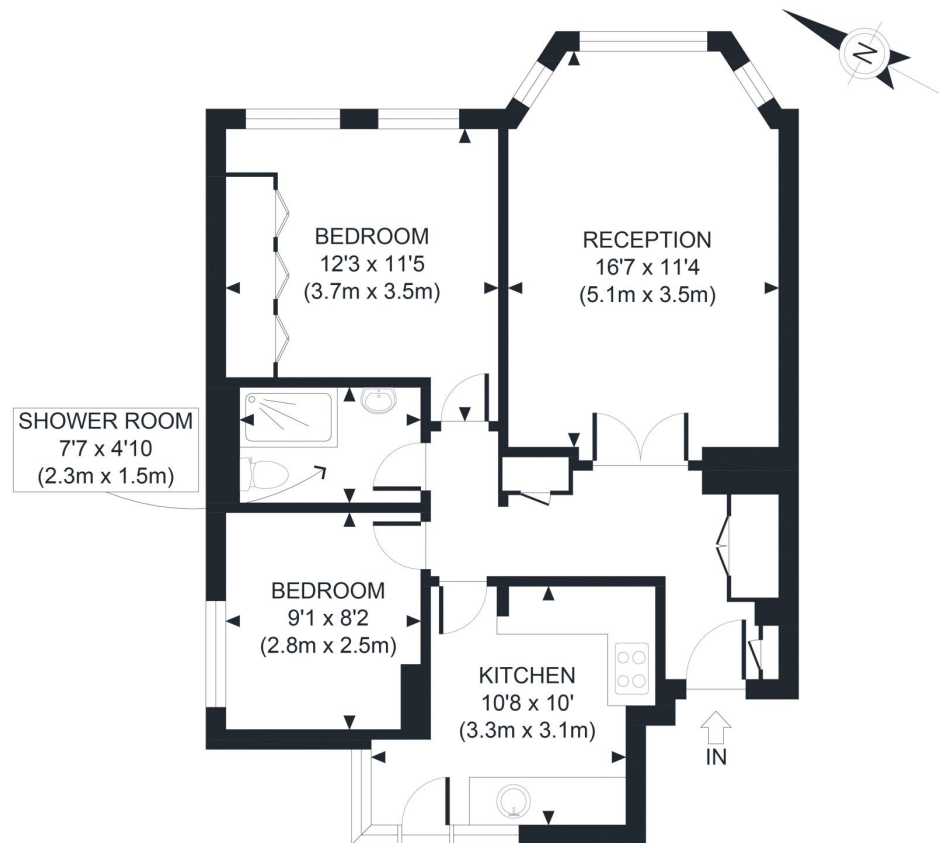
The building is located on the east side of Portland Place close to the junction with Devonshire Street. The shopping facilities of Marylebone High Street and Great Portland Street are within close proximity. Great Portland Street, Oxford Circus and Baker Street underground stations are nearby. It is also located just moments from the open spaces of Regents Park.

### AMENITIES

Passenger lift  
Portage  
Mansion Block  
1st Floor

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 641 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 641 SQ FT / 60 SQM

Ref:

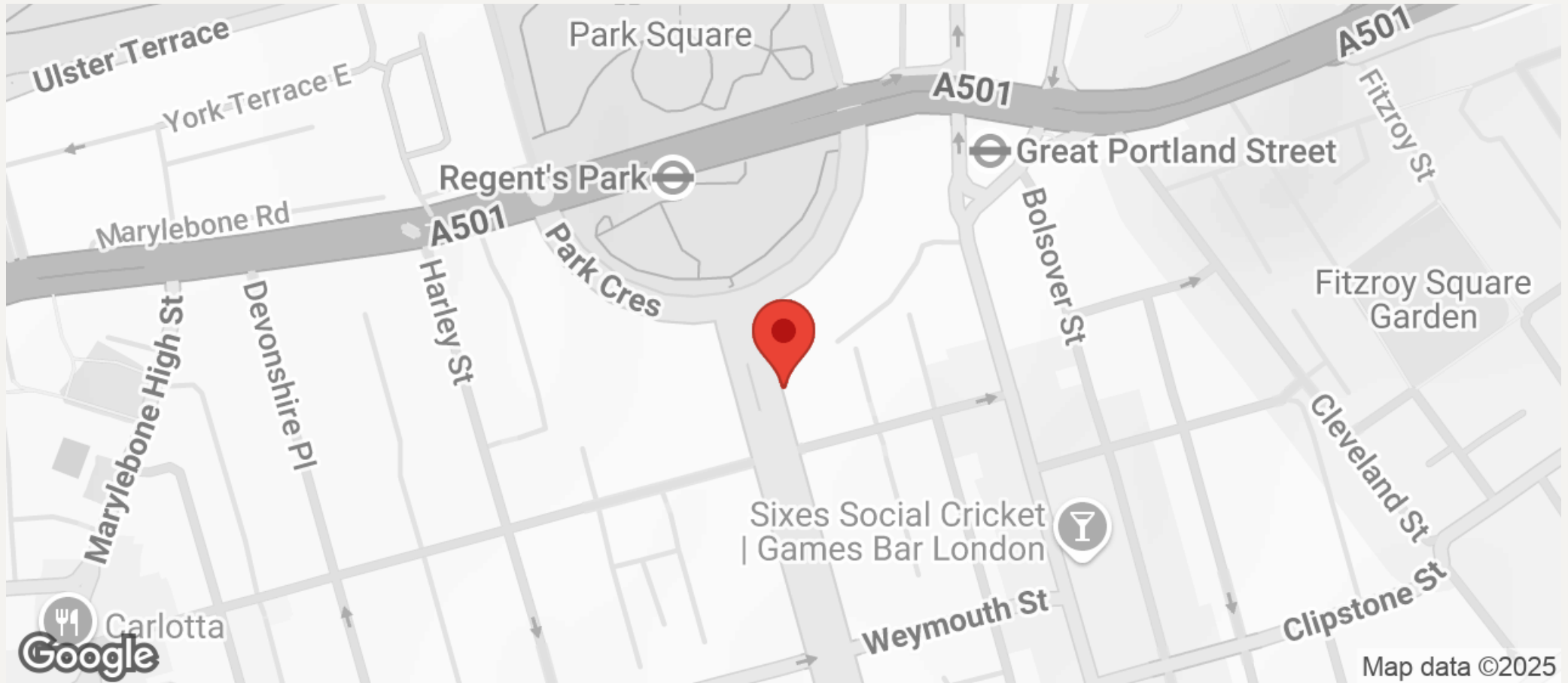
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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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