

## London W1B

**Flat 27,  
88 Portland Place,  
Marylebone  
W1B 1NX**

- An Attractive Leasehold Self-Contained Purpose Built Mansion Flat
- Sixth Floor to Rear of Block
- GIA extending to Approximately 125.4 sq m (1,350 sq ft)
- Portorage and Sought After Location



### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: JW)

### Joint Auctioneer

Messrs Jeremy James & Co (Ref: JC).  
Tel: 0207 486 4111.

### Seller's Solicitor

Messrs Farrer & Co (Ref: JB).  
Tel: 0203 375 7000.  
Email: james.bunker@farrer.co.uk

**VACANT –  
Leasehold Flat**

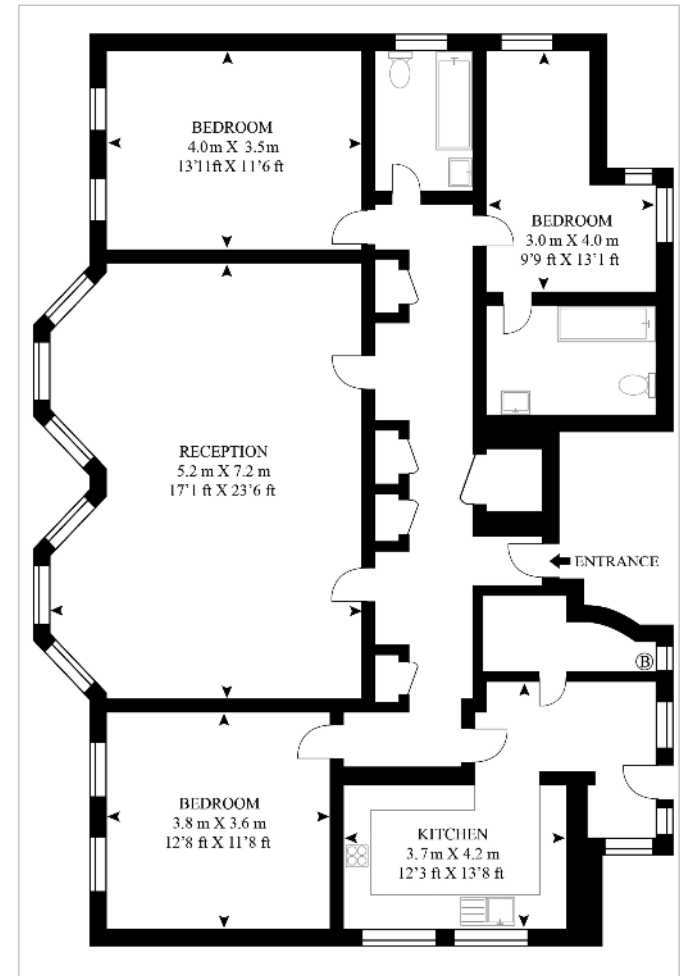


### Tenure

Leasehold. The property is held on a lease for a term of 63 years and 90 days from 1st April 1970 (thus having approximately 18 years unexpired) at a current ground rent of £90 per annum increasing to £120 on 31st March 2020.

### Location

The property is situated on the east side of Portland Place (A4201) to the north of its junction with Devonshire Street. The local amenities of Marylebone High Street, which includes a variety of restaurants, shops and boutiques are readily accessible to the east. The further extensive shopping facilities of Oxford Street, which includes the world renowned Selfridges shopping store is within easy reach to the south. The open green spaces of Regent's Park are within walking distance to the north. Great Portland Street (Circle, Metropolitan and Hammersmith & City Lines) and Regent's Park (Bakerloo Line) Underground Stations are also within walking distance to the north.



### Description

The property comprises a self-contained sixth floor flat located to the rear of a mansion block arranged over lower ground, raised ground and nine upper floors. The property benefits from two passenger lifts and a porter.

### Accommodation

Double Reception Room, Two Bedrooms, Further Bedroom with En-Suite Bathroom and WC/wash basin, Kitchen, Bathroom with WC and wash basin

### GIA Approximately 125.4 sq m (1,350 sq ft)

NB. The Seller will serve a Section 42 Notice to the Freeholder, under the provisions of the Leasehold Reform, Housing and Urban Development Act 1993, upon the Buyer's request and at their expense.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

