



**PORTMAN GATE, LISSON GROVE, MARYLEBONE, NW1
OFFERS IN EXCESS OF £495,000 SHARE OF FREEHOLD**

LOCATED WITHIN THE POPULAR PORTMAN GATE - NW1, A MODERN SECURE PORTERED DEVELOPMENT, LOCATED ON THE VIBRANT LISSON GROVE. A RECENTLY MODERNISED, THIRD FLOOR (WITH LIFT), WELL PROPORTIONED, ONE BEDROOM APARTMENT, WITH A SHARE OF FREEHOLD AND A SELECTION OF DEVELOPMENT AMENITIES.

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DESCRIPTION: This secure gated modern development includes 24hr porter, swimming pool, gym and attractive communal gardens. Lisson Grove has a long association with art, artists and theatre. The area is bounded by St. John's Wood Road to the north, Regent's Park to the east, Edgware Road to the west and Marylebone Road to the south. Portman Gate is conveniently located within easy walking distance of both Marylebone St' and Baker Street St' (Metropolitan, Jubilee, Bakerloo, Hammersmith & City).

TENURE: SHARE OF FREEHOLD: ABOUT 961 YEARS REMAINING | SERVICE CHARGE: ABOUT £5,860 p.a. | GROUND RENT: ABOUT PEPPERCORN | COUNCIL TAX BAND: D



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Portman Gate

Approximate Gross Internal Area = 45.2 sq m / 486 sq ft

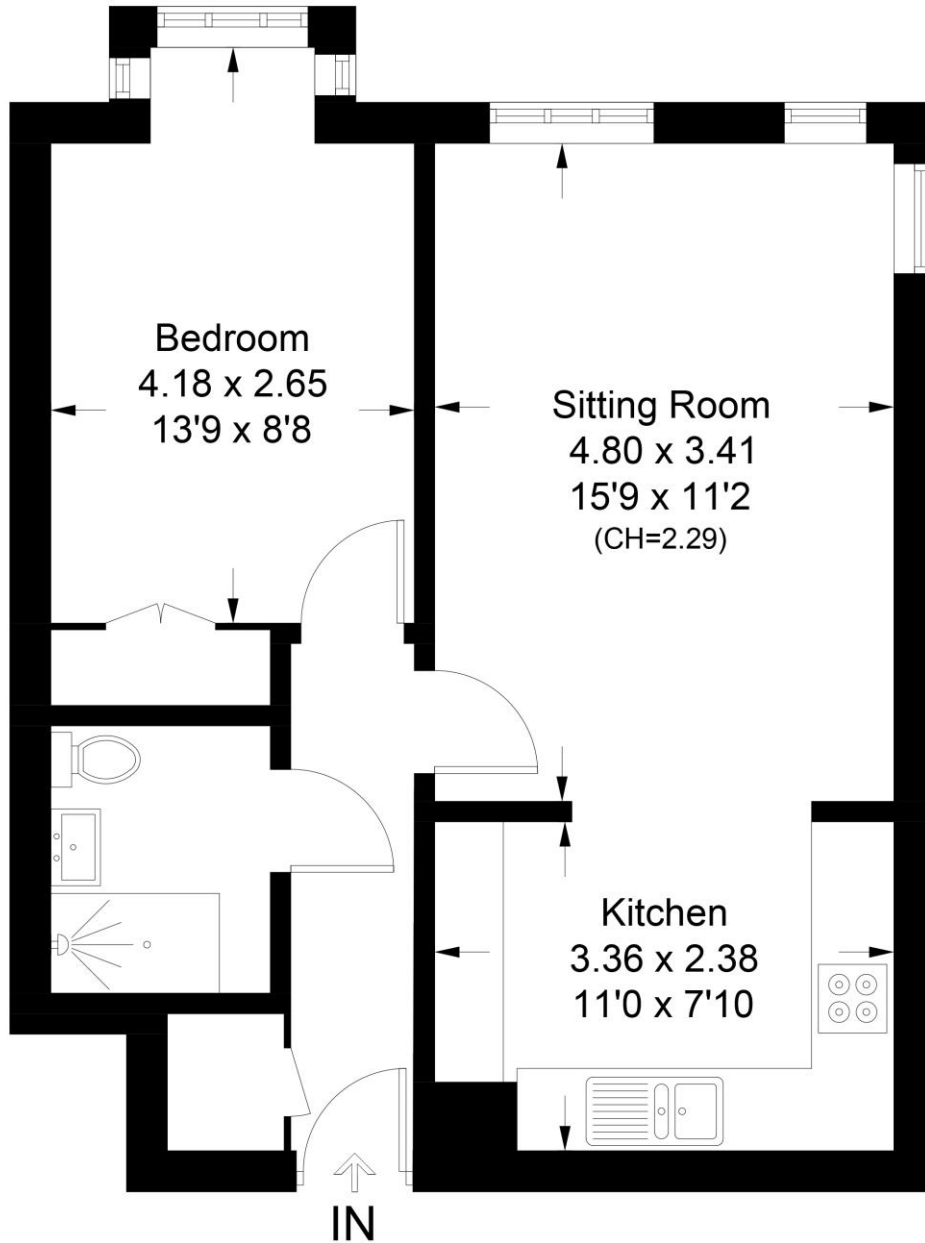


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID967336)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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