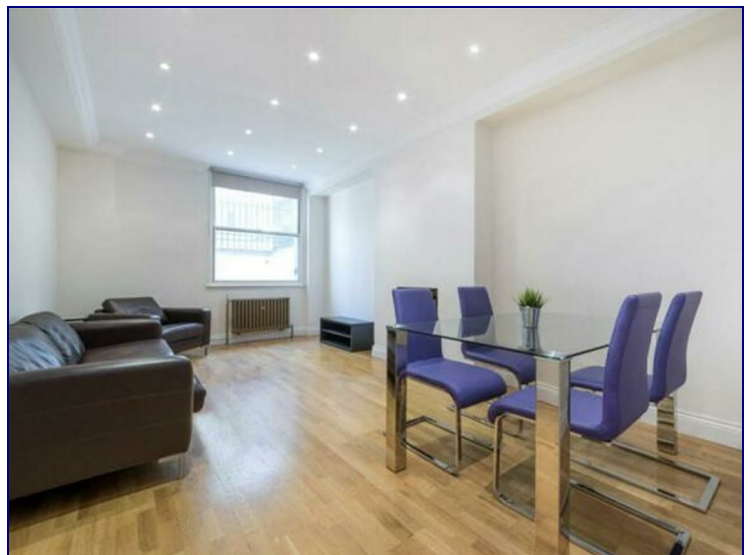




[www.kings-group.net](http://www.kings-group.net)

326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808

**Portland Place, London, W1B 1QG**



**£3,100 Per Month**

An extremely spacious and well decorated, two double bedroom apartment set within this secure, portered building in Marylebone.

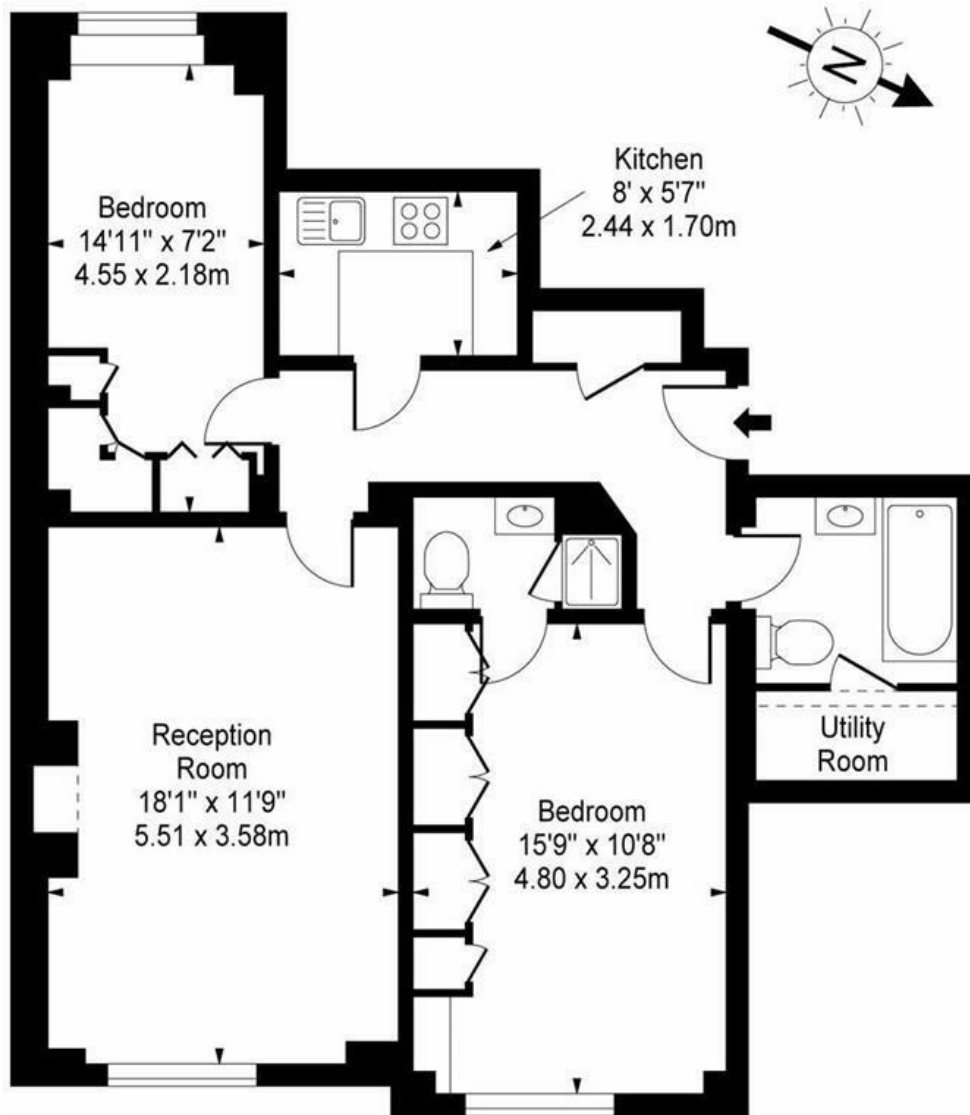
Communal hot water and heating included in the rent.

The property comprises two good sized double bedrooms with built in storage, two bathrooms (one en-suite), spacious reception room and separate kitchen with integrated appliances. Further benefits include wood flooring, excellent building management and communal hot water and heating included in the rent.

Portland Place is superbly located within easy reach of Regent's Park, Gt Portland Street and Oxford Street transport links and amenities.



# Winsley Court, Portland Place, W1B 1QG



Lower Ground Floor

Approx Gross Internal Area **745 Sq Ft - 69.21 Sq M**  
(Including Utility Room)

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 007660J

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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