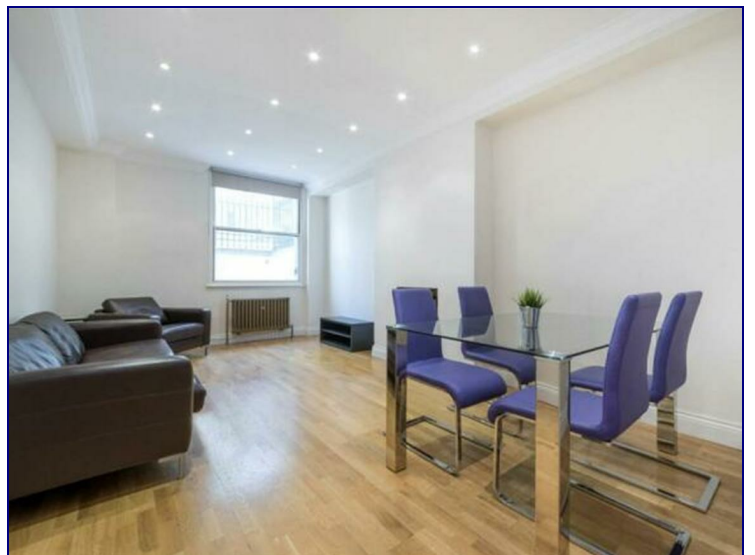




[www.kings-group.net](http://www.kings-group.net)

488 Bethnal Green Road  
London E2 0EA  
Tel: 0207 613 2121

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



**£3,200 Per Month**

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

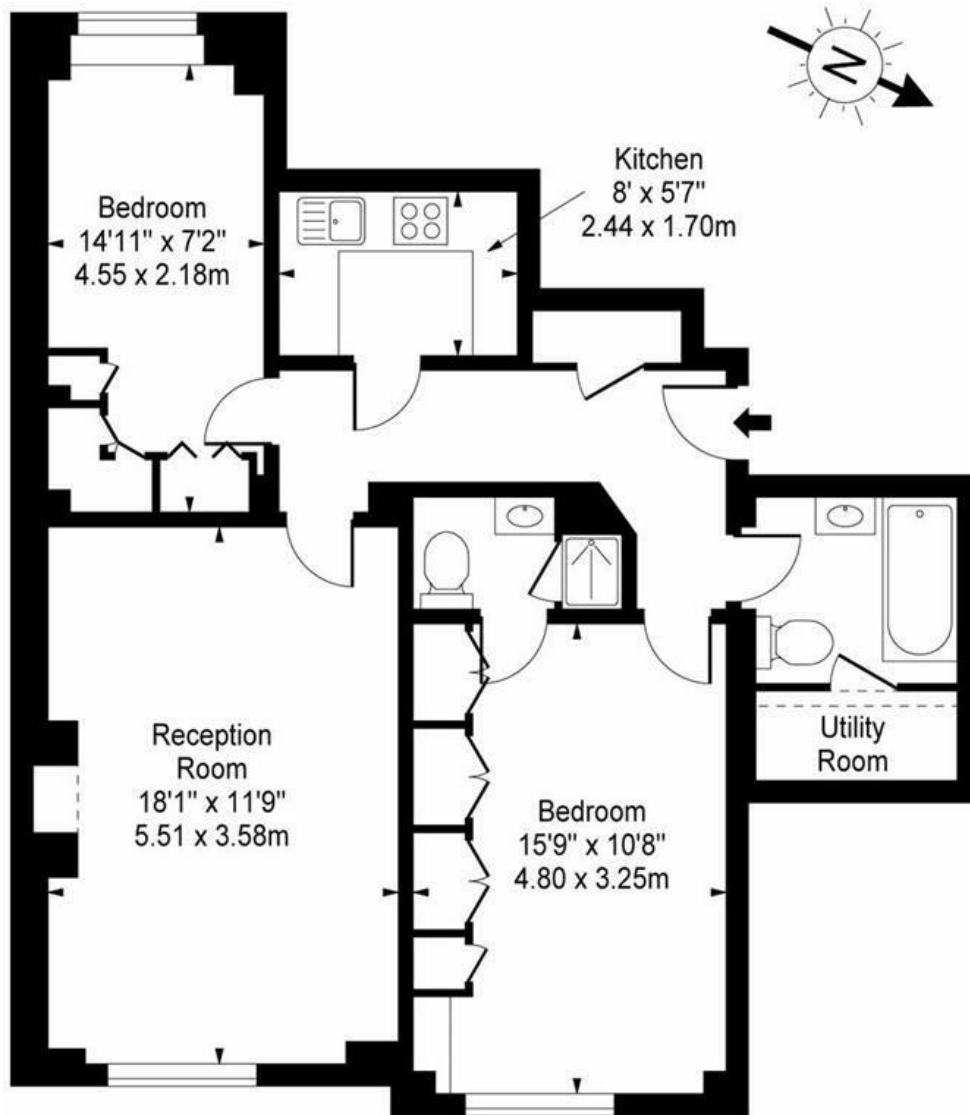
Communal hot water and heating included in the rent.

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 |           |

