



**PORTSEA PLACE, MARBLE ARCH, W2**  
£775 per week\*

**Carter Jonas**

---

## PORTSEA HALL, PORTSEA PLACE, MARBLE ARCH, W2

A smart, new redecorated and furnished two bedroom flat on the 6th floor (with lift access) of this well maintained and well run portered block. of particular note are the wonderful views up Edgware Road and over the eastern side of Marylebone. EPC rating: C

Portsea Hall is a privately owned 1930s residential block situated just off Edgware Road on the Hyde Park Estate in the area known locally at Connaught Village. Ideally located for easy access to a wealth of local amenities including Marylebone, Marble Arch and Hyde Park.

Reception with dining area, fully fitted kitchen, double bedroom, 2nd bedroom, shower room, cloakroom. 24 hour porterage & CCTV. Lifts. Furnished. Communal heating & hot water.

Minimum 12 month term

Holding deposit is 1 week's rent

Security deposit is 5 week's rent


Westminster City Council

Council tax band: E

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

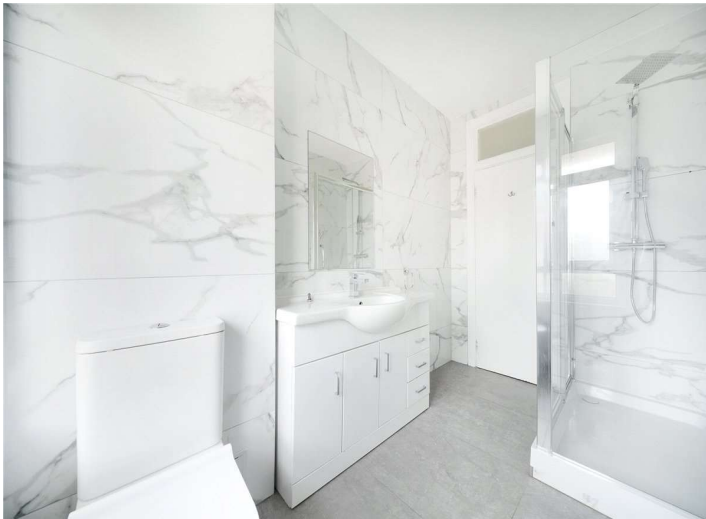
For eligibility for resident parking permits, please refer to the Westminster council website <https://www.westminster.gov.uk/parking> website for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

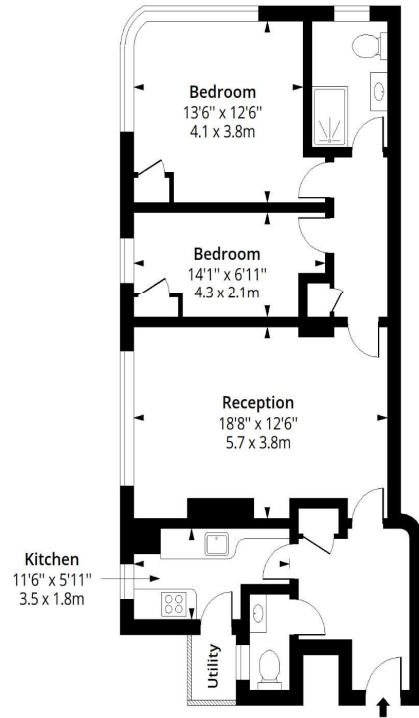
## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band E
Station	Marble Arch (Central line)



# Portsea Hall, Portsea Place, W2

Approx. Gross Internal Area 778 Sq Ft - 72.28 Sq M



## Sixth Floor

Floor Area 778 Sq Ft - 72.28 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

**T: 020 7584 7020**

25-27 Harrington Road, London, SW7 3EU

E: [chelsea@carterjonas.co.uk](mailto:chelsea@carterjonas.co.uk)

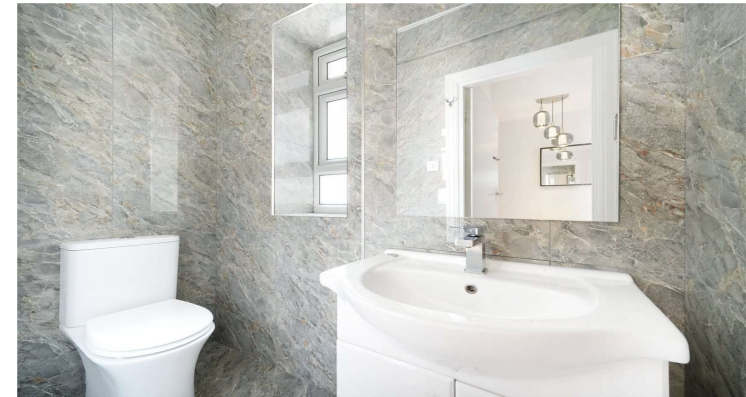
A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.