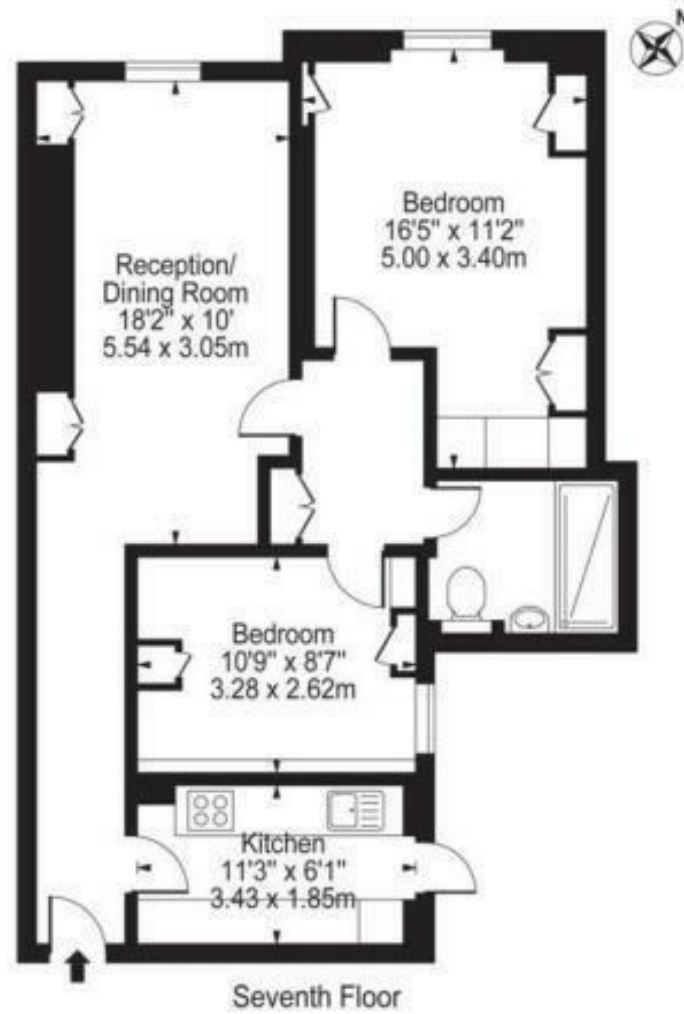


Portman Square
 Approx. Gross Internal Area 678 Sq Ft - 62.99 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Portman Square, Marylebone, W1H 6LL

TO RENT £5,200 PCM



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Fuller Gilbert
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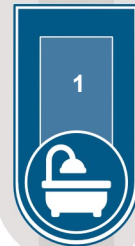
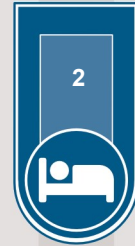
& Company Est. 2001

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THE LOCATION

Portman Square is strategically positioned just north of Oxford Street and west of Marylebone High Street. It benefits from excellent transport links, including nearby Marble Arch and Bond Street Underground stations, providing easy access to the Central and Jubilee lines. The area is also well-served by several bus routes, and Paddington Station is a short distance away, offering Heathrow Express services.



THE PROPERTY

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	