



FORTY FOUR
PORTLAND
PLACE

LONDON W1



A RARELY AVAILABLE, GRADE 2* LISTED VIRTUAL FREEHOLD BUILDING
ON ONE OF LONDON'S MOST PRESTIGIOUS STREETS

44

PORTLAND PLACE

LONDON W1

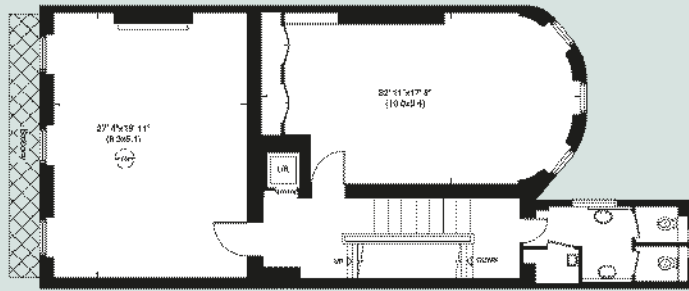


A RARELY AVAILABLE, GRADE II* LISTED VIRTUAL FREEHOLD BUILDING OF CIRCA 10,000 SQ FT / 937 SQ M ON ONE OF LONDON'S MOST PRESTIGIOUS STREETS.

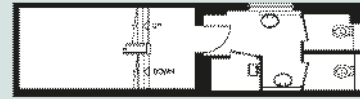
Currently with commercial use, the property has planning consent, granted January 2014, to be converted back into a magnificent single family house, as illustrated in the proposed plans. Features of the building include two impressive first floor drawing rooms with nearly 15ft/4.5m high ceilings with ornate cornicing and plasterwork, four person passenger lift, rear patio and an impressive stone staircase.

44 Portland Place forms part of an attractive terrace of Georgian properties originally designed and developed by Robert and James Adam. The property is superbly located being within easy walking distance of Marylebone High Street, Regent's Park as well as Oxford Street and Mayfair, the heart of the West End.

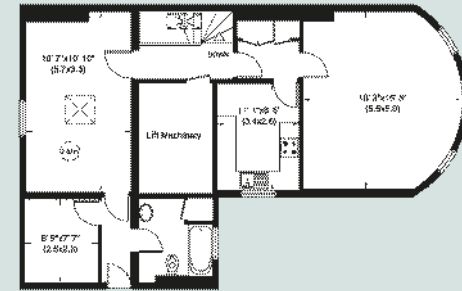




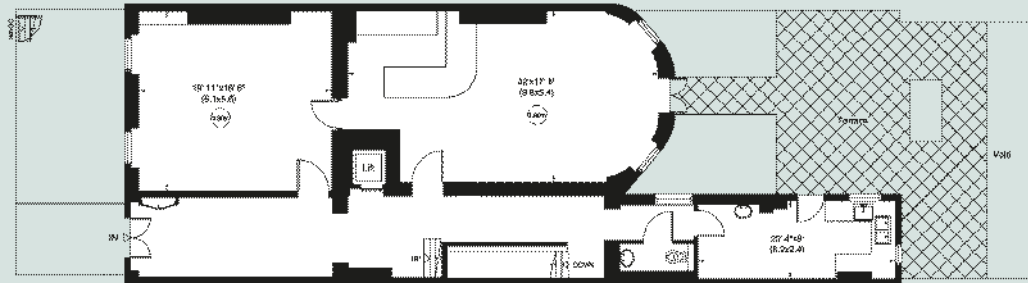
FIRST FLOOR



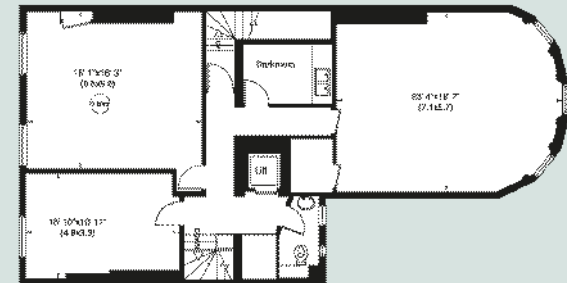
HALF LANDING



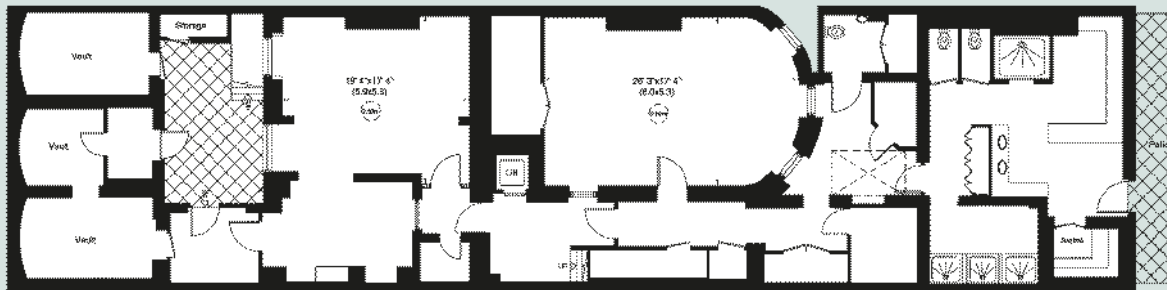
FOURTH FLOOR



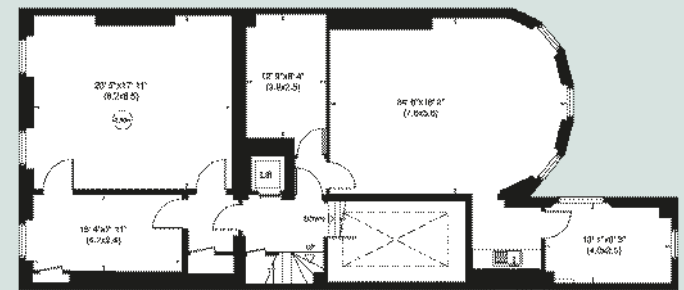
GROUND FLOOR



THIRD FLOOR



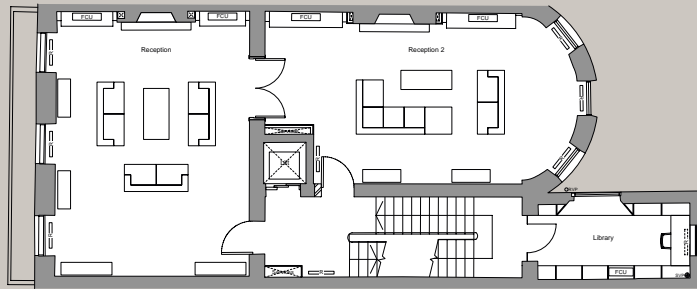
LOWER GROUND FLOOR



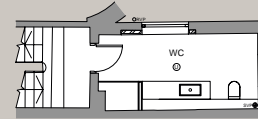
SECOND FLOOR

EXISTING FLOORPLANS

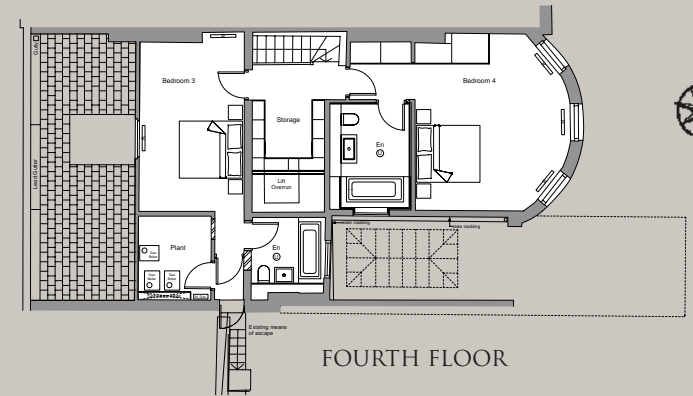
GROSS INTERNAL AREA (APPROX.)
 937 SQUARE METRES (10,081 SQUARE FEET) INCLUDING VAULTS
 902 SQUARE METRES (9,706 SQUARE FEET) EXCLUDING VAULTS



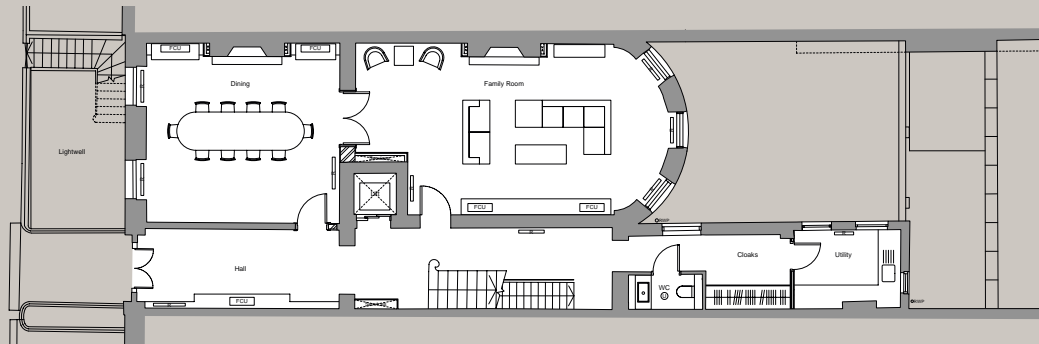
FIRST FLOOR



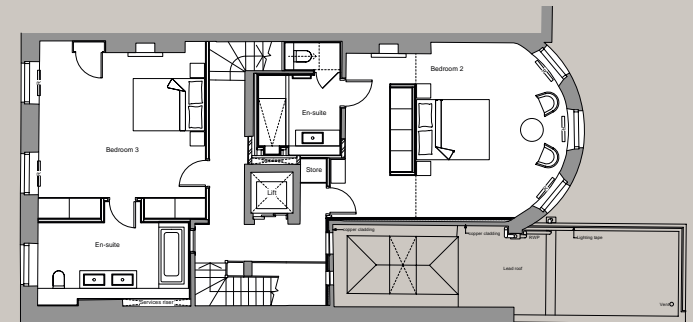
HALF LANDING



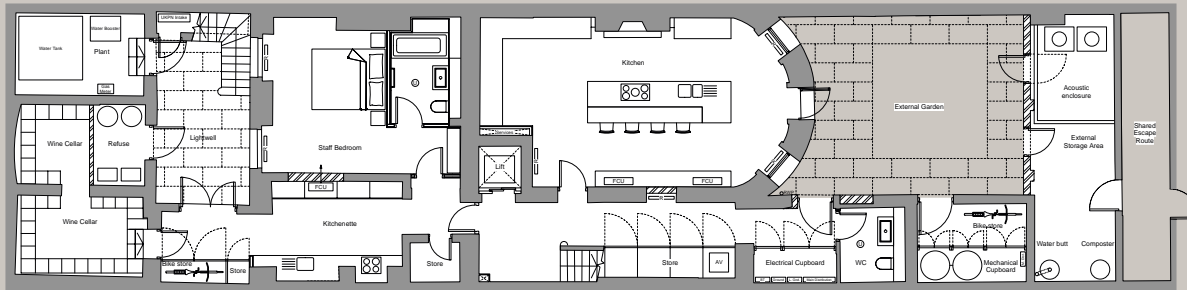
FOURTH FLOOR



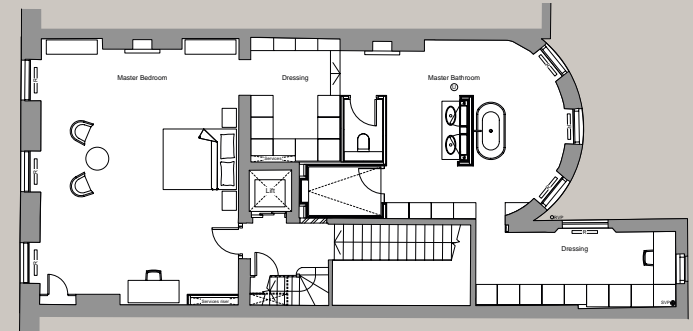
GROUND FLOOR



THIRD FLOOR

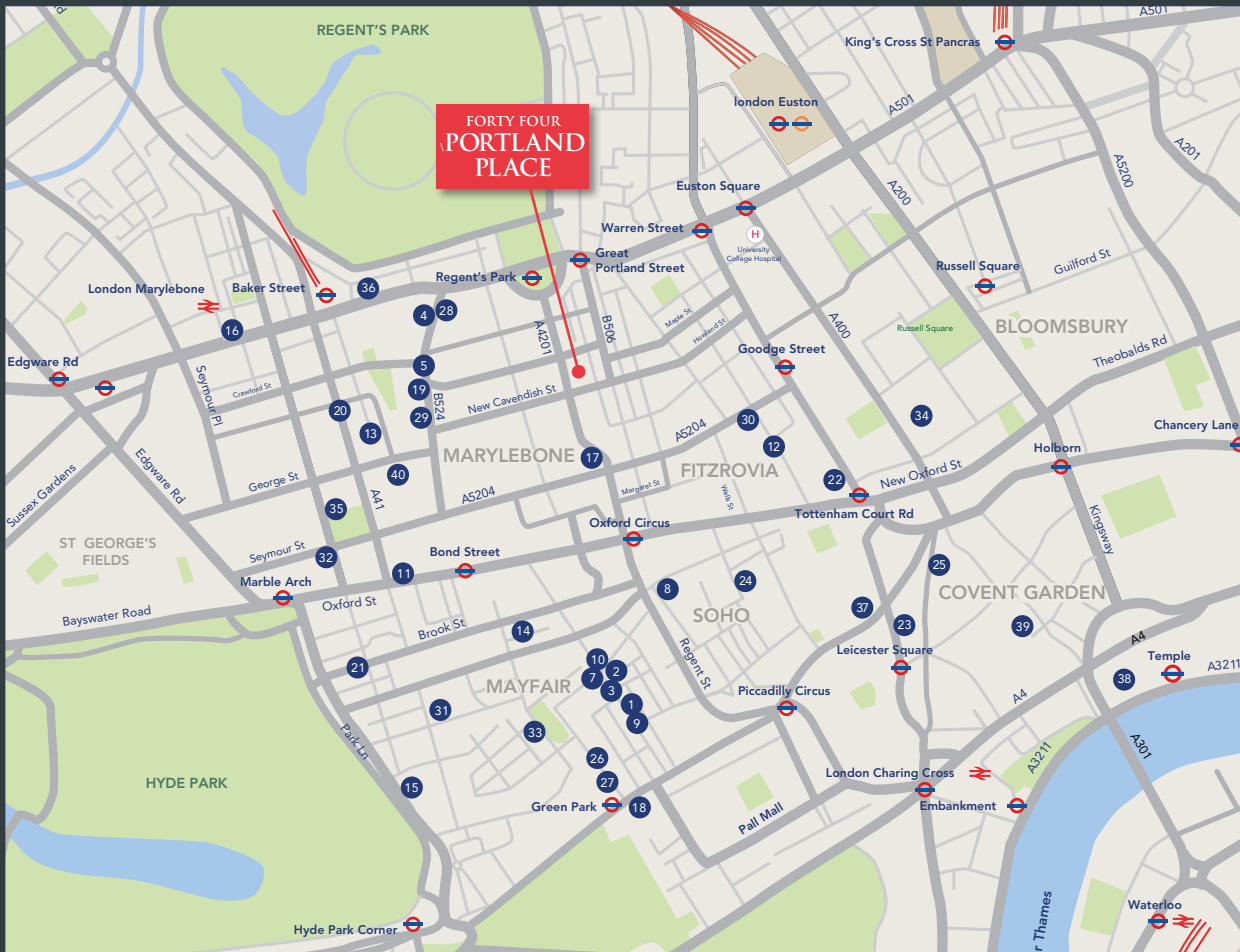


LOWER GROUND FLOOR



SECOND FLOOR

PROPOSED FLOORPLANS



SHOPPING	
1	BVLGARI
2	BURBERRY
3	CHANEL
4	THE CONRAN SHOP
5	DAUNT BOOKS
6	FORTNUM & MASON
7	HERMES
8	LIBERTY
9	LOUIS VUITTON
10	MIU MIU
11	SELFRIDGES

HOTELS	
12	CHARLOTTE ST HOTEL
13	CHILTERN FIREHOUSE
14	CLARIDGES
15	THE DORCHESTER
16	THE LANDMARK HOTEL
17	THE LANGHAM HOTEL
18	THE RITZ

RESTAURANTS	
19	LA FROMAGERIE
20	GALVIN
21	LE GAVROCHE
22	HAKKASAN
23	THE IVY
24	MILK AND HONEY
25	NEILS YARD DAIRY
26	NOBU
27	NOVIKOV
28	ORREY
29	THE PROVIDORES
30	ROKA
31	SCOTT'S
32	TEXTURE

ENTERTAINMENT	
33	ANNABEL'S
34	THE BRITIS
35	
36	
37	
38	
39	
40	THE

Arlington
RESIDENTIAL
— SALES & LETTINGS —

020 7722 3322
ARLINGTONRESIDENTIAL.COM

999 YEAR LEASE FROM 1954
PRICE ON APPLICATION

UK REAL ESTATE LTD

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

