



Portugal Street, City, WC2A

Asking Price: £2,400,000

Portugal Street, City, WC2A

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stylish two bedroom, two bathroom apartment spans an impressive 953 square feet and includes a generously sized open plan kitchen/reception room, fitted expertly with modern appliances and offering fantastic entertaining space. The sizeable principal bedroom has a walk-through wardrobe providing ample storage and an en suite bathroom. The second bedroom is a double bedroom with built in wardrobes.

The development features architecture by PLP Architecture, landscape by Gustafson Porter, the interior design of the public, and amenity areas by the celebrated interior designer, Patricia Urquiola, and residential interiors by the award-winning Bowler James Brindley.

There is an 24 hour concierge, landscaped gardens and an additional 17,000 square feet of amenities which include a 25 metre swimming pool, vitality pool, sauna and steam rooms, and fully-equipped gymnasium, as well as other social spaces including a library, private dining rooms, a boardroom, cinema and billiards room.

The most famous sites of London are within walking distance, allowing residents to embrace the surrounding heritage in addition to the City's ever evolving skyline. Some of these include Lincoln Inn Fields, Covent Garden, Trafalgar Square and Leicester Square. Temple Underground Station is within approximately 0.3 miles, and Holborn Underground Station is approximately 0.4 miles away.

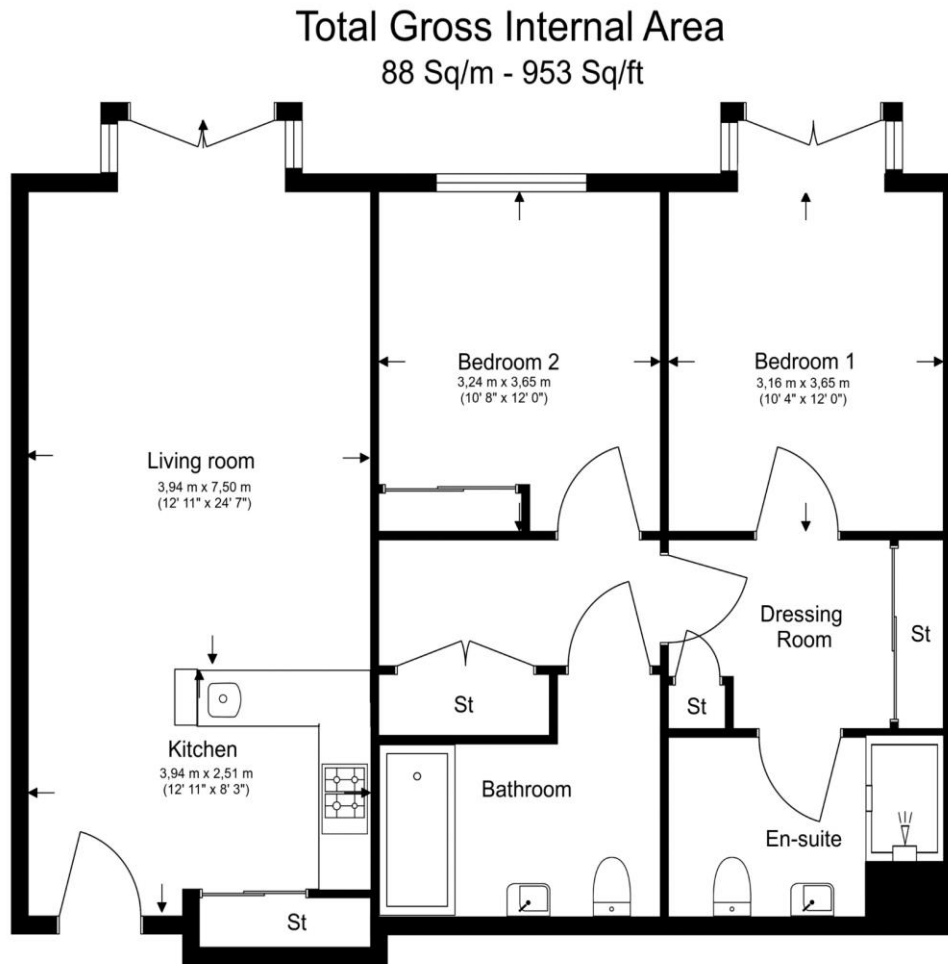




Property Features:

- Two Bedrooms
- Two Bathrooms
- 953 Square Feet (Approx.)
- Communal Garden
- Concierge
- State of the Art Gym
- Library and Billiards Room
- Dedicated amenities level spread over 1,600+ sq metres (17,000+ sq feet)
- Central London Location
- Excellent Transport





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£2,400,000
Tenure:	Leasehold Expires 15/03/3018 Approximately 993 Years Remaining
Ground Rent:	£800.00 (per annum)
Service Charge:	£6,555.89 (per annum) £6,275.68 For the last two years
Anticipated Rent:	£5,000.00 pcm Approx. 2.5% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CTY240002

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