



**PORTLAND PLACE, LONDON, W1B**

£4,195 per week\*

**Carter Jonas**

---

# **FLAT 1 DUNCAN HOUSE, PORTLAND PLACE, LONDON, W1B 1NU**, This beautiful Four- Bedroom, Five- Bathroom apartment now available to rent on Portland Place.

- One Reception/ dining room
- Fully Fitted Kitchen
- Four double bedrooms with en-suit bathrooms
- One Study room with a bathroom
- Guest WC
- Located on Portland Place

## **THE PROPERTY**

This beautiful property features a bright reception and dining room adorned with elegant gold light fixtures and a charming fireplace, creating an inviting atmosphere. The fully fitted modern kitchen offers ample storage space.

Boasting four generously sized double bedrooms, each with built-in wardrobes and beautifully designed interiors, the residence exudes warmth and style. All bedrooms are complemented by en-suite bathrooms, with three showcasing convenient showers, while the master bath features both a luxurious bathtub and shower.

Additional highlights include a private study with its own en-suite bathroom and a guest WC, providing ultimate convenience. This apartment perfectly blends comfort and sophistication, ideal for modern living.

Portland Place is a prominent street located in the heart of London, nestled between the bustling areas of Marylebone and Fitzrovia. Renowned for its elegant Georgian architecture, Portland Place is home to several notable institutions, including the BBC's Broadcasting House and the Royal Institute of British Architects. The road runs north from Oxford Circus, offering a mix of cultural and professional spaces. The nearest train stations include Great Portland Street, approximately 0.2 miles to the northwest, providing access to the Metropolitan, Circle, and Hammersmith & City lines. Also close by is Oxford Circus Station, about 0.5 miles to the south, facilitating travel via the Bakerloo, Central, and Victoria lines.

Holding deposit is 1 week's rent = £4,195 (at asking price)

Security deposit is 6 week's rent = £25,170 (at asking price £4,195pw)



Minimum Term 12 months

Council Tax Band H

For the latest information on broadband and mobile coverage, please visit [checker.ofcom](http://checker.ofcom) for the most up-to-date details.

## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

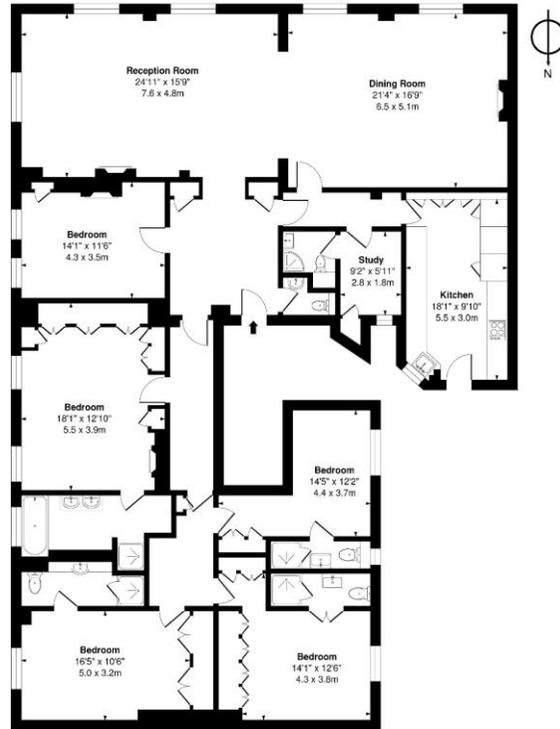
Local Authority Westminster City Council - Council Tax Band H

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## Duncan House, W1B

Approx. Gross Internal Area 2552 Sq Ft - 237.12 Sq M



### First Floor

Floor Area 2552 Sq Ft - 237.12 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 accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

[ipaplus.com](http://ipaplus.com)



T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: [marylebone.lettings@carterjonas.co.uk](mailto:marylebone.lettings@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.