

ORCHARD COURT, MARYLEBONE, LONDON W1  
GUIDE PRICE £13,500,000



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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### PROPERTY DESCRIPTION

A beautiful seven bedroom apartment in one of Marylebone best residential buildings. Orchard Court sits on Portman Square which has a private garden square of approximately 1 hectare. The property has seven bedrooms, seven bathrooms, three receptions, and a separate fully fitted kitchen and benefits from air conditioning throughout the apartment.

The building benefits from 24 hours porter service.

Orchard Court is moments from luxury shopping at Selfridges and Marylebone High Street to various bars and restaurants of Marylebone Village.

Tenure: Leasehold



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## FLOOR PLAN



APPROX GROSS INTERNAL FLOOR AREA 5218.640 SQ.FT. (299.04 SQ.M)

Illustration for identification purposes only.  
measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

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