



## W1 Place Great Portland Street Fitzrovia W1W 8QR

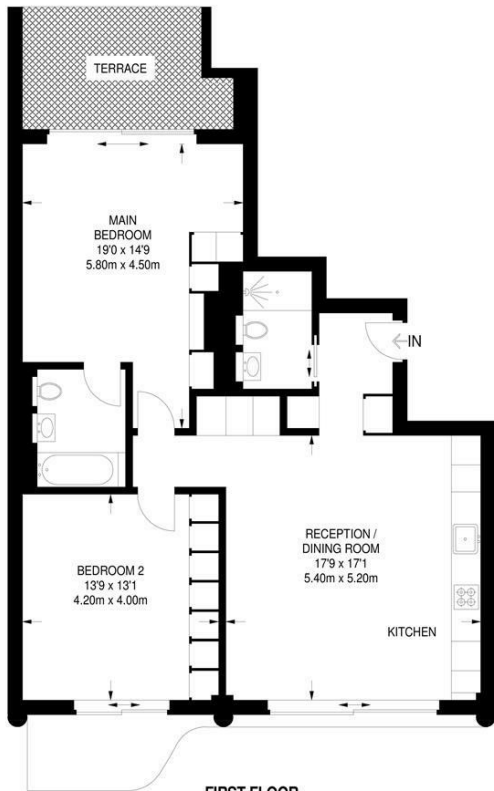
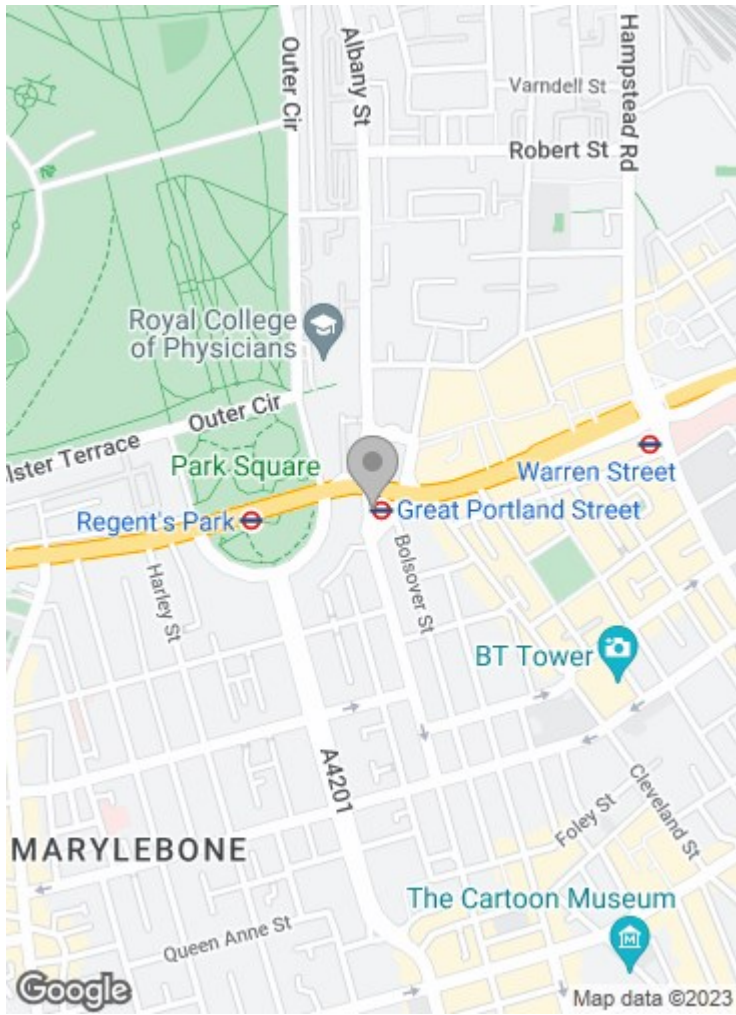
**Asking price £2,693,000**

W1 Place is the unifying line between two vibrant neighbourhoods - Marylebone and Fitzrovia. This thoughtfully designed building is a welcome addition to the storied street reflecting the best of both areas.

This extremely bright two bedroom, two bathroom apartment, with floor to ceiling bay windows throughout, comprises a reception/dining room leading to the kitchen, excellent sized terrace, video door entry control system, engineered oak timber flooring, underfloor heating, integrated washing machine and dryer and cove lighting to the showers and bath walls.

Completes Q3/Q4 2023  
Lease length: 999 Years  
Lease commencement date: 6th July 2016  
Unexpired term: July 2915  
Ground rent: N/A  
Estimated Service Charge - £7 per sqft per annum

Placed on Great Portland street - the very heart of two historic districts and indeed London itself, W1 Place offers a fresh perspective on central London living. The roads that branch off Great Portland Street have everything from pubs to parks; florists to famous institutions and even a number of embassies proud to call it their home away from home. Perfectly located for Great Portland Street (Metropolitan, Hammersmith and Circle lines), Regents Park (Bakerloo line) and Warren Street (Victoria and Northern line) tube stations.



**FIRST FLOOR**  
958 SQ FT / 89.0 SQ M

This plan has been drawn for illustrative and identification purposes only.

85 - 87 BAYHAM STREET  
LONDON NW1 0AG

45 CIRCUS ROAD  
LONDON NW8 9JH

T: +44 0207 1234 152  
info@phillipsharrod.com

| Energy Efficiency Rating |        | Environmental Impact (CO <sub>2</sub> ) Rating |       |
|--------------------------|--------|--|-------|
| Band                     | Score  | Band   | Score |
| A                        | 92-100 | A  | 1-2   |
| B                        | 81-91  | B  | 3-4   |
| C                        | 69-80  | C  | 5-6   |
| D                        | 55-68  | D  | 7-8   |
| E                        | 39-54  | E  | 9-10  |
| F                        | 21-38  | F  | 11-12 |
| G                        | 1-20   | G  | 13-15 |