



SEBASTIAN OLIVER

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## 11 Great Newport Street

Guide Price £950,000 - £1,050,000

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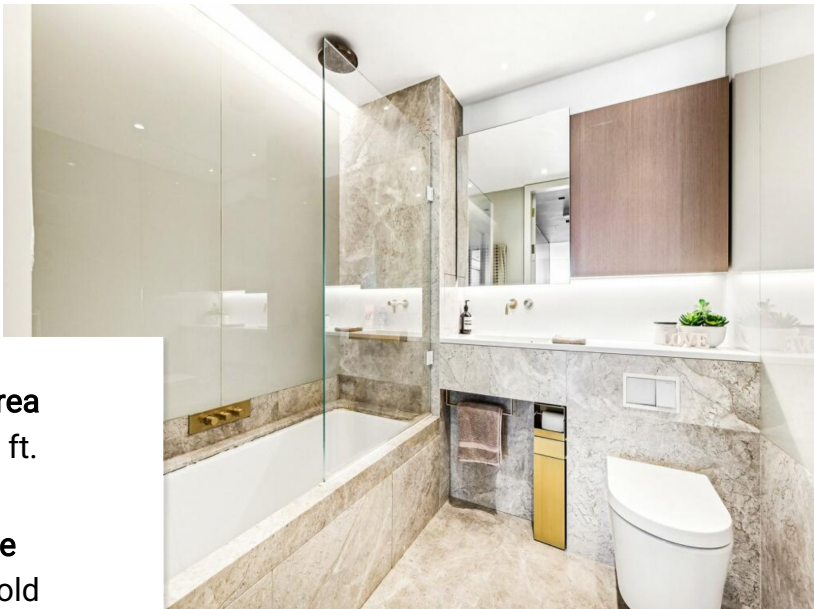


This spacious Manhattan studio apartment offers an abundance of natural light and has been thoughtfully curated by award winning interior designer Johnson Naylor.

The design is tailored for city living, emphasizing both functionality and aesthetics. The open layout maximizes the use of space, while the large windows ensure the apartment is always bright and welcoming. The spacious kitchen/living area has timber-veneered units with stone worktops and Miele appliances.

With carefully selected furnishings and finishes, this studio perfectly balances modern elegance and urban practicality, making it an ideal haven in the bustling city.



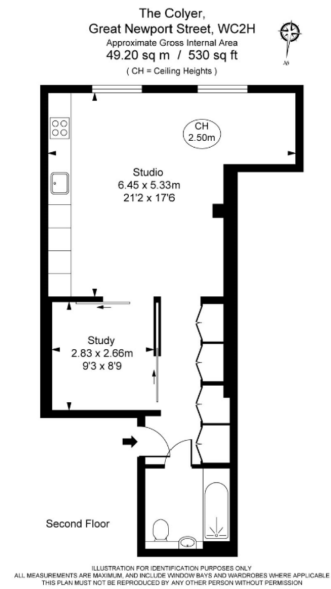


**Floor Area**  
530 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£5500 per annum

**Ground Rent**  
£350 per annum



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	