



The Phoenix  
Bird Street, W1U









This elegant two-bedroom, two-bathroom apartment is perfectly located in the vibrant heart of the West End, offering the added convenience of a lift and porter service. Set on the first floor of a modern and highly sought-after building, the property boasts a spacious entrance hall with built-in storage, a bright and inviting reception room, and a well-equipped kitchen. The master bedroom comes complete with an en-suite bathroom, while a second bedroom and a separate bathroom provide additional comfort and space. Residents of The Phoenix enjoy an unbeatable location, with Oxford Street and Marylebone High Street's premier shopping and dining destinations just moments away. Transport links are exceptional, with Bond Street (Central, Jubilee, and Elizabeth lines), Oxford Circus (Bakerloo, Central, and Victoria lines), and Marylebone (Bakerloo, Circle, and Hammersmith & City lines) stations all nearby. Easy access to the A40 provides convenient routes to the West and Heathrow Airport.

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- Contemporary Finish
  - Porter Service
  - First-Floor Location with Lift Access
  - Just Moments from Selfridges
  - Conveniently Close to Bond Street (Central, Jubilee, and Elizabeth Lines)

Offers in excess of £1,500,000

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**Tenure:** Leasehold 971 years  
**Service Charge:** £8000 p.a.  
**Ground Rent:** £375 p.a.  
**Local Authority:** Westminster  
**Council Tax Band:** H

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First Floor

Approx Gross Internal Area 916 Sq Ft - 85.10 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 027087J

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