



LDG

GREAT PORTLAND STREET

Fitzrovia

£895,000

STC



Great Portland Street









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**ADDRESS**

Great Portland Street, London

POSTCODE

W1W 6PD

THE SPACE

This impressive top-floor apartment combines generous space and natural light with a chic, loft-like ambiance. Encompassing over 650 sq ft, this stylish residence boasts high ceilings throughout.

Situated just around the corner from Fitzrovia's Coffee Quarter of Great Titchfield Street, with its multifarious choice of eateries, you are also just a short stroll from the The Regents Park, Soho and Marylebone High Street. There is excellent connectivity from nearby Oxford Circus and Great Portland Street stations.

ACCOMMODATION**& FEATURES**

- Top Floor (walk up)
- Large Non-Demised Attic
- Bright Reception Room
- Separate Kitchen
- Large Double Bedroom
- High Ceilings
- Long Lease

ON YOUR DOORSTEP

Kin
Naroon
Kaffeine
Riding House Cafe
Meraki
The Crown and Sceptre

PRICE

£895,000, subject to contract

TENURE

Leasehold - 161 years remaining

SERVICE CHARGE

£4,000 p.a

GROUND RENT

Peppercorn

COUNCIL TAX

Westminster City Band D

RESIDENTS PARKING

F - Zone

COMMUTE

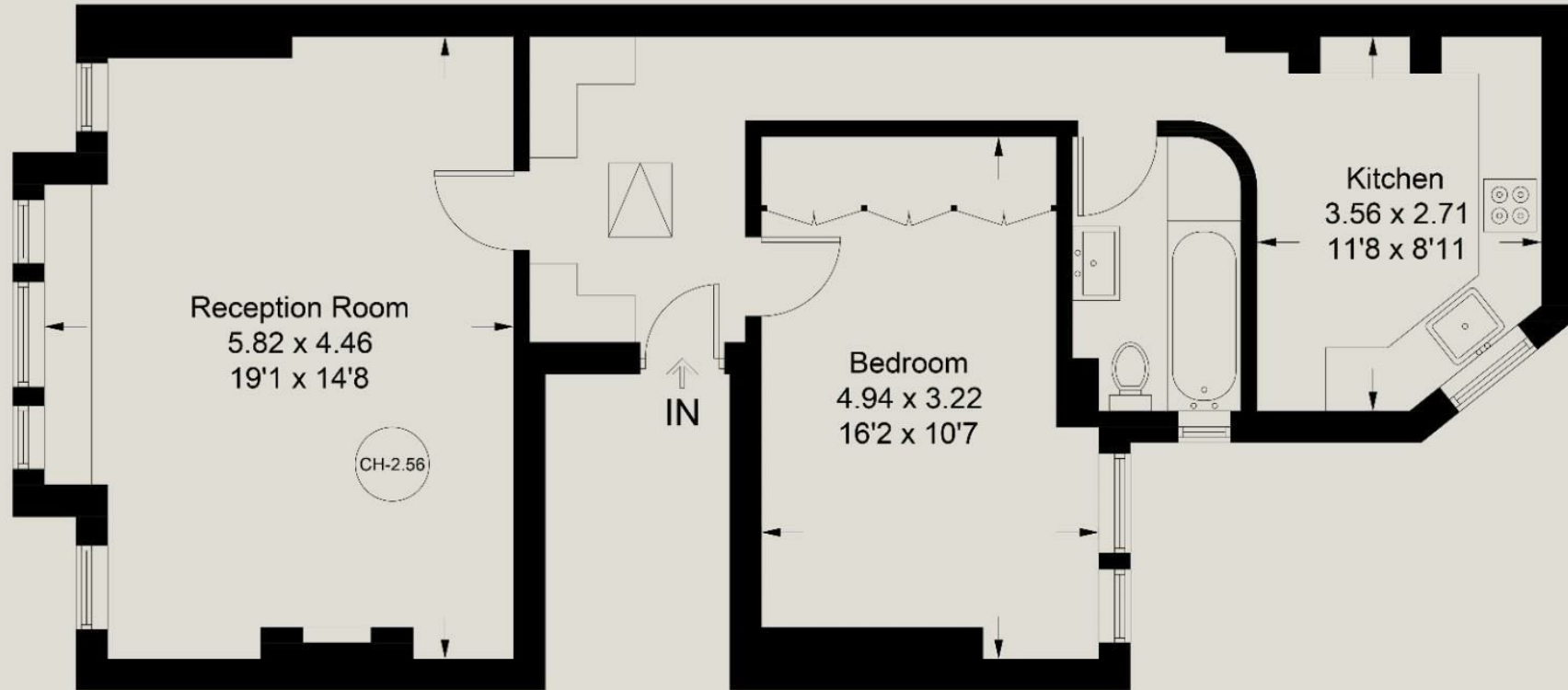
Oxford Circus
Great Portland Street
Goodge Street
Dean Street - Elizabeth line

Great Portland Street

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft



Floor Plan



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102116)

Ready to talk?



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