



## Great Portland Street, London W1W

Guide price £2,693,000 Leasehold





# Description

W1 Place is the epitome of modern living in Marylebone. This exceptional two-bedroom apartment on the 7th floor offers a lateral layout that exudes spaciousness and elegance.

With 947 sq ft of thoughtfully designed living space, this residence caters to your every need. The principal bedroom boasts an en suite bathroom and a long row of built-in wardrobes, adding a touch of luxury and organization. You'll also find a delightful bay window that fills the room with light and charm. The second bedroom offers comfort with built-in wardrobes.

The heart of this exquisite apartment lies in its open-plan kitchen, living, and dining room area, fostering connectivity and modernity. The bay window in the living area frames picturesque views, creating an ideal warm homely feel.

The exclusive 37 unit development will include a selection of one, two and three bedroom luxury residences with South, West and East Facing views. All apartments come with generously proportioned open plan living and kitchen areas framed by the floor-to-ceiling bay windows, ensuring a wealth of natural light and a view over the famed London Street.

The exterior boasts a bright, natural limestone façade coupled with bronze-coloured French windows. Inspired by the distinctive glaze of Japanese porcelain, the building's balustrades introduce additional artistic flair.

\* Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

- Natural stone walls façade
- Triple glazed floor to ceiling bay windows
- Juliette balconies with bespoke cast aluminium balustrades
- Solid Timber floors
- High quality kitchens, bathrooms and joinery
- Built-in wardrobes in hallways and bedrooms, vanity units to bathrooms
- KNX Home automation system controlling lights and air conditioning



# Floorplan

947 sq ft | 88 sq m

## Apartment A101 2 bedroom



Living/Kitchen/Dining	5.4m x 5.2m
Master Bedroom	5.9m x 4.5m
Master Bathroom	2.4m x 1.8m
Bedroom 2	4.2m x 4m
Guest Bathroom	2.4m x 1.4m
<b>Total</b>	88m <sup>2</sup>
	947sqft
<b>Terrace</b>	9.7m <sup>2</sup>
	104sqft



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