

# Great Portland Street, Marylebone **WIW**

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# Great Portland Street, Marylebone **WIW**

A stunning lateral apartment situated on the first floor of a sought-after boutique development in Marylebone.

This modern apartment offers high finishes and a practical layout. Entering the hallway the property showcases a bright and spacious reception room with a dining area and an open plan kitchen with integrated Miele appliances. There are two spacious bedrooms with built in wardrobes and en suite bathrooms, both with access to the balcony. There's an additional guest WC, too. The property further benefits from comfort cooling, large windows, wood and tile flooring, and a daytime concierge.

Great Portland Street is ideally located for the array of amenities of Marylebone and Fitzrovia, as well as the greenery of Regent's Park. Excellent transport links from Great Portland Street, Regent's Park, Goodge Street and Oxford Circus stations.



**Guide price:** £1,850,000

**Tenure:** Leasehold: approximately 989 years remaining

**Service charge:** £8,450 per annum, reviewed every year, next review due 2024

**Local authority:** City of Westminster

**Council tax band:** G





# GREAT PORTLAND STREET, W1W

Approx. gross internal area

1068 Sq Ft. /99.2 Sq M.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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