

## 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: £1,750,000

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













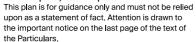


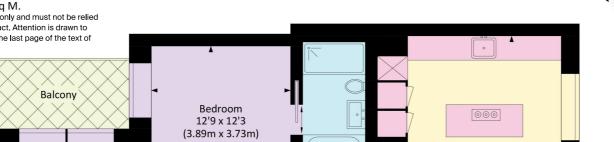


## GREAT PORTLAND STREET, W1W

**Bedroom** 10'2 x 9'9 (3.09m x 2.98m)

Approx. gross internal area 1068 Sq Ft. /99.2 Sq M.





Kitchen / Reception Room



Knight Frank Marylebone

Unit 49 I would be delighted to tell you more

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

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