



W1 Place 204 Great Portland Street,  
Marylebone, W1W

Asking Price £2,998,000, Leasehold

NAPIER WATT

T: 0207 935 0011

E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)

W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

Positioned on 2nd floor of this exciting new development on Great Portland Street, moments away from Regent's Park and the West End. 2-bedroom, 2-bathroom. Designed from the inside out, and with an enviable central London location, W1 Place is perfect for the discerning individual, the professional couple and the modern family. The highly crafted quality throughout the building means you'll be feeling that reassuring click with every door you close, and the satisfying sound of your feet on the oak floor. Light pours in through the floor-to-ceiling bay windows, creating a sense of both openness and warmth, while the open-plan living and kitchen areas provide a thoroughly modern space to host your friends or enjoy a cosy night in. Estimated Completion: Q1 2024

## Key Features

- OFF PLAN PURCHASE
- PHASED PAYMENT
- READY Q1 2024

## Terms

OFF PLAN PURCHASE - ESTIMATED COMPLETION Q1 2024  
RESERVATION FEE £5,000 - 10% ON EXCHANGE (LESS RESERVATION FEE PAID), FURTHER 10% PAYABLE  
12 MONTHS THEREAFTER AND BALANCE OF 80% PAID ON COMPLETION  
LEASEHOLD 999 YEARS - Estimated Service Charge: £12.30 - £13.30 per sqft per annum



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.