

PORTLAND CHAMBERS

FITZROVIA LONDON



EXTRAORDINARY HOMES IN A WORLD CLASS LOCATION

Portland Chambers, at 93 Great Titchfield Street, presents a unique opportunity to live in a Grade II listed Georgian home at the heart of London's Fitzrovia, one of the most elegant and exclusive addresses in the capital. The property offers four spacious, superbly refurbished apartments laid out over five storeys – all just moments away from the shops of Oxford Street, the theatres of the West End, the green spaces of Regent's Park and Hyde Park and the finest bars and restaurants in London.





PORTLAND CHAMBERS



AN UNRIVALLED CENTRAL LONDON LOCATION

Portland Chambers sits at the vibrant heart of one of the world's great cities. A dazzling selection of Michelin-starred restaurants, exclusive boutiques and renowned cultural venues – from the Royal Opera House to the British Museum – are a short walk from your door. No wonder: for centuries, Fitzrovia has been home to the famous and successful, from Queen Victoria's Prime Minister Lord Salisbury, to celebrated writers such as Charles Dickens and Virginia Woolfe. Today, Fitzrovia's unrivalled transport links mean you are mere minutes from connections to the rest of London, Heathrow and beyond.



COMING SOON: HEATHROW IN UNDER HALF AN HOUR



Portland Chambers is ideally situated close to two new Crossrail stations, at Bond Street and Tottenham Court Road. Crossrail, London's new east-west rail link, is scheduled to open in May 2018 and will reduce journey times from Fitzrovia to 40 key destinations, including Heathrow (26 minutes) and Canary Wharf (12 minutes).

WALKING TIMES FROM PORTLAND CHAMBERS

REGENT STREET	... 8 MINS
OXFORD STREET	... 8 MINS
BOND STREET	... 11 MINS
UNIVERSITY COLLEGE LONDON	... 12 MINS
SELFRIDGES	... 16 MINS
BRITISH MUSEUM	... 19 MINS
ROYAL OPERA HOUSE	... 24 MINS
LONDON SCHOOL OF ECONOMICS	... 28 MINS

WALKING TIMES TO LOCAL LONDON UNDERGROUND STATIONS

GREAT PORTLAND STREET	... 5 mins
<i>(for Circle, Hammersmith & City & Metropolitan Lines)</i>	
OXFORD CIRCUS	... 8 mins
<i>(for Bakerloo, Central & Victoria Lines)</i>	
GOODGE STREET	... 9 mins
<i>(for Northern Line)</i>	

LONDON UNDERGROUND JOURNEY TIMES

LEICESTER SQUARE	... 2 MINS
KING'S CROSS ST.	
PANCRAS INTERNATIONAL	... 3 MINS
<i>(direct connections to mainland Europe - Paris in under 2½ hours)</i>	
WATERLOO STATION	... 6 MINS
PADDINGTON STATION	... 7 MINS
<i>(Heathrow Express, airport concourse in 15 mins)</i>	
KNIGHTSBRIDGE	... 9 MINS
LIVERPOOL STREET	... 11 MINS

PORTLAND CHAMBERS

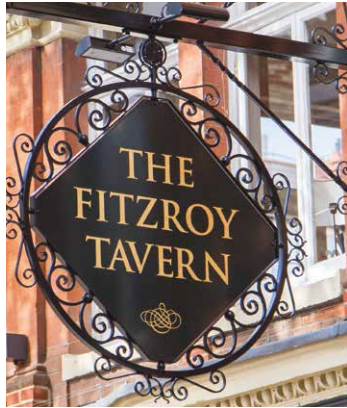


FITZROVIA:
AN EXCLUSIVE VILLAGE
AT THE HEART OF LONDON

Despite its eminent history and splendid architecture, Fitzrovia remains one of central London's better kept secrets. Set back from the bustle of the West End, it has an atmosphere that is simultaneously relaxed and refined: its elegant streets are studded with independent boutiques, Parisian-style cafés and no fewer than six Michelin-starred restaurants. Earlier this year, in recognition of its unique character and growing status, The Sunday Times newspaper crowned Fitzrovia “the best place to live in London”.



Iberca - Fitzrovia



PORTLAND CHAMBERS

A HOME FULL OF HISTORY

According to historians, Portland Chambers was constructed during the 1740s – just 30 years after the completion of St. Paul's Cathedral. Great Titchfield Street, which Portland Chambers overlooks, was first charted on a map in 1746, by the famous French cartographer John Roque. The street was subsequently developed as a residential area by the Dukes of Portland and the Marquesses of Titchfield across the 18th and 19th centuries. In 1982, in recognition of the area's architectural heritage, Great Titchfield Street was officially protected as a “Conservation Area” by the City of Westminster. Look up and you will see evidence of Portland Chambers' illustrious 250-year history at every turn.



1711

Sir Christopher Wren completes the construction of St. Paul's Cathedral.

1740s

Portland Chambers is built.

1746

The first map showing Great Titchfield Street is charted by cartographer John Roque.

1850s

Victorian traders begin to open shops and stalls along Great Titchfield Street.

1982

To preserve its history and architecture for future generations, the entire street is officially made a “Conservation Area”.

2016

The Sunday Times newspaper declares Fitzrovia “the best place to live in London”.

PORTLAND CHAMBERS

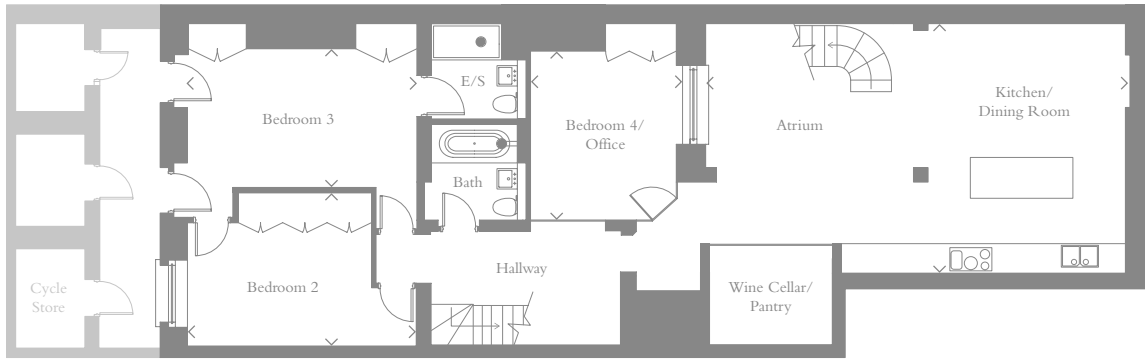
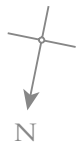


GROUND FLOOR

Living Room 1	5.4M X 4.8M	17'9" X 15'9"
Living Room 2	5.9M X 4.1M	19'6" X 13'7"
Master Bedroom	5.7M X 4.4M	18'9" X 14'7"
Floor Area	1185 SQ FT APPROX	



Key dimensions and total areas are approximate and should be used for guidance only.



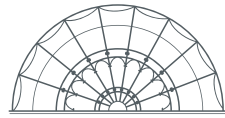
LOWER GROUND FLOOR

Kitchen/Dining Room/Atrium	9.5M X 6.9M	31'1" X 22'8"
Bedroom 2	5.0M X 3.3M	16'6" X 10'10"
Bedroom 3	5.5M X 4.2M	17'11" X 13'8"
Bedroom 4/Office	3.7M X 3.4M	12'2" X 10'11"
Floor Area	1509 SQ FT APPROX	
Gross Internal Area	2694 SQ FT APPROX	

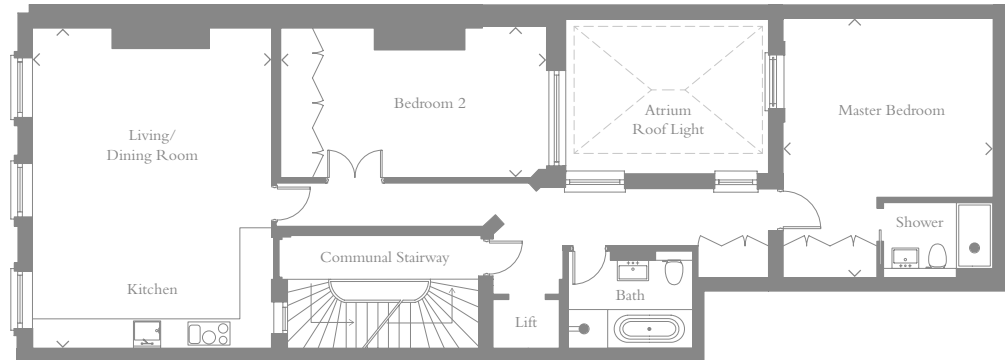


This wonderful four-bedroom home boasts two living rooms, a glass-roofed atrium and a master bedroom with en-suite facilities. Spanning the lower two floors of Portland Chambers, it showcases many of the building's original features while also offering the best of 21st-century design and convenience. Unique features of Apartment No. One include:

- | | |
|---|--|
| Feature curved staircase made from steel and oak | Feature metal glazing panels to lower ground floor accommodation |
| Structural glass-glazed atrium | Mechanical ventilation and heat recovery system |
| Second, original feature stone staircase | Separate guest W/C |
| Large open-plan kitchen with island and dining area | Tumbled stone flooring to lower ground floor hallway and corridors |
| Double reception room | Remotely controlled zonal thermostatic under floor heating to lower ground floor |
| Glass-fronted wine cellar/pantry | |



N^o. TWO



FIRST FLOOR

Living/Dining Room/Kitchen
7.0M X 5.3M 22'11" X 17'3"

Master Bedroom
5.6M X 4.4M 18'6" X 14'7"

Bedroom 2
5.9M X 3.1M 19'4" X 10'3"

Gross Internal Area 1145 SQ FT APPROX



Key dimensions and total areas are approximate and should be used for guidance only.



PORTLAND CHAMBERS



This impressive apartment features two bedrooms and a spacious living and dining room that flows seamlessly into the kitchen area.

Breathtaking high ceilings create an airy, modern living environment that is suffused with light and surrounded by space.

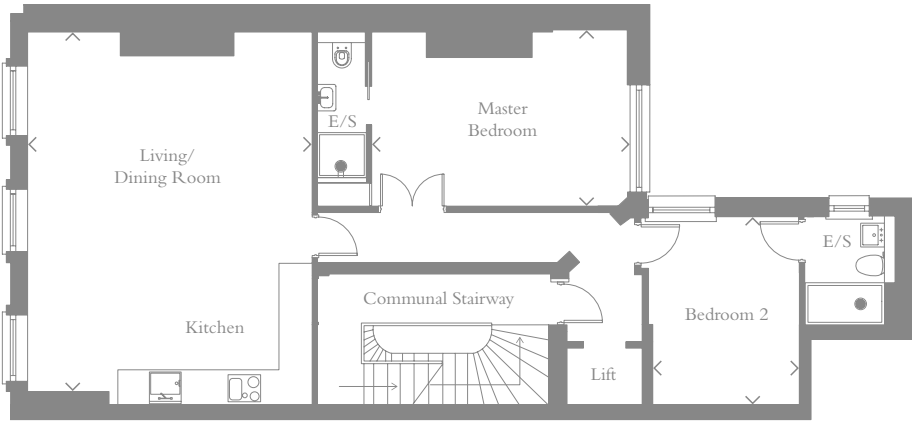
PORTLAND CHAMBERS



This spacious apartment contains two bedrooms – both with en-suite facilities – and a living and dining room that has three prominent feature windows overlooking Great Titchfield Street.

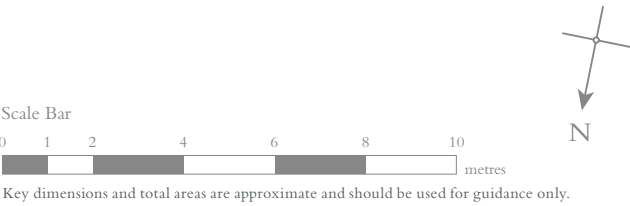
Apartments No.2, No.3 and No.4 can all be accessed via a private elevator that is controlled by a unique security key and opens directly into your home.

N^O. THREE

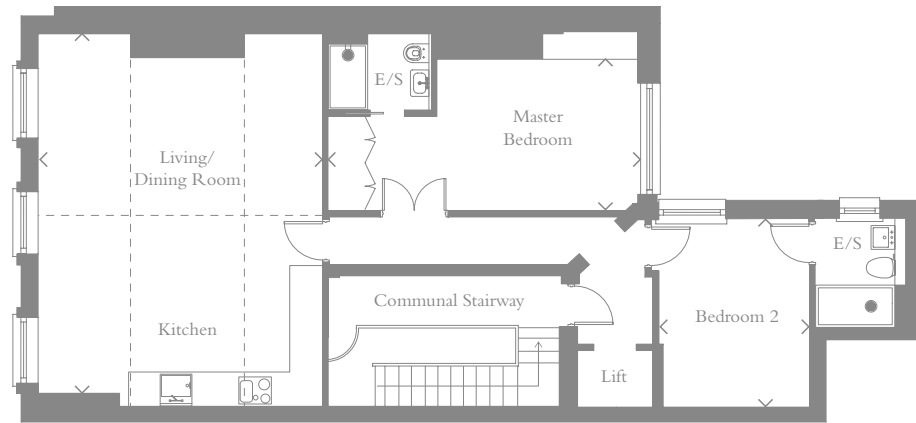


SECOND FLOOR

Living/Dining Room/Kitchen	7.1M X 5.4M	23'2" X 17'9"
Master Bedroom	4.9M X 3.2M	16'1" X 10'5"
Bedroom 2	3.5M X 2.9M	11'5" X 9'4"
Gross Internal Area	874 SQ FT APPROX	



N^o. FOUR



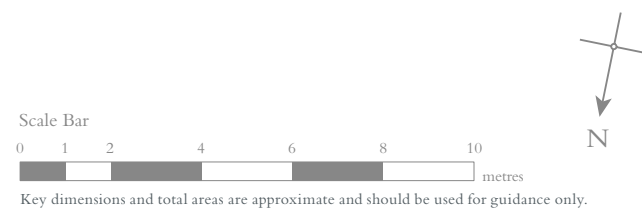
THIRD FLOOR

Living/Dining Room/Kitchen
6.9M X 5.4M 22'1" X 17'7"

Master Bedroom
6.0M X 3.2M 19'9" X 10'7"

Bedroom 2
3.5M X 2.8M 11'4" X 9'3"

Gross Internal Area 882 SQ FT APPROX



Key dimensions and total areas are approximate and should be used for guidance only.



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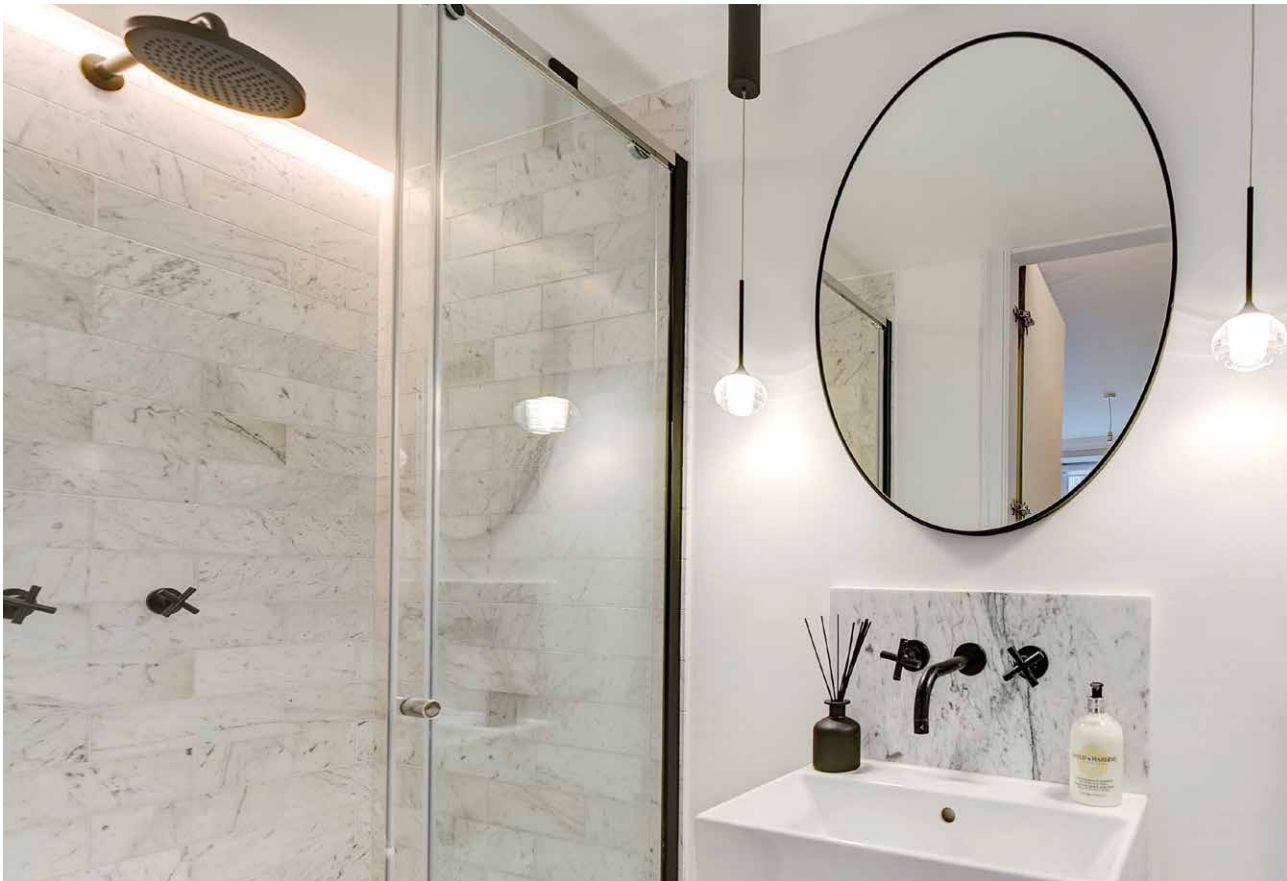


Computer generated image, indicative only.

This large, airy apartment, at the apex of Portland Chambers, has two bedrooms – both with en-suite facilities – and commands superb views of Great Titchfield Street.

The stunning vaulted ceiling above the open plan living and dining area makes this spacious home truly unique. The heritage-style roof light floods the apartment with light and illuminates the open fireplace, one of Portland Chambers' many period features.

PORTLAND CHAMBERS



TIMELESS ELEGANCE - PORTLAND CHAMBERS' SPECIFICATION

COMMUNAL

Georgian-style overthrow lantern above entrance
Portland stone and Georgian pattern tiled floor to entrance hall
Six-panel hardwood front door, antique brass ironmongery
Feature glass lantern pendant lighting to the entrance
Dado rail, classic paint scheme
Elevator serving all residential floors, security key access
Original Portland stone stair, cast iron spindles and hardwood bannister
Conservation roof light to communal stairwell
Secure bicycle storage [Two per apartment]
Resident's parking permits may be obtained from Westminster Council

RECEPTION ROOMS

Natural oak parquet flooring with perimeter trim
Grey oak chevron flooring
Panelled window bays with original enclosed shutters
Low level Georgian style timber panelling, dado rail and classic cornice
Six-panel timber doors with classic architrave
Bisque floor standing cast iron radiators
Bespoke book shelves [No. Two and No. Four only]

BATHROOMS

Premium steel brassware fittings
Classic porcelain basins and chrome vanity washstands
Shaving mirror and W/C furniture
Mirror cabinets with integrated lighting and shaver sockets
Electric heated towel rails
Wall-hung toilet with concealed cistern
Frameless clear glass shower screens
Thermostatically controlled electric underfloor heating
Natural stone-topped undermounted baths [No. One and No. Two only]
Natural stone floors and surrounds to baths and showers

KITCHEN

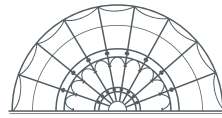
By Extreme Design
Stainless steel taps
Large porcelain Butler sinks
Buster + Punch smoked bronze milled handles
Super white [Bianca Eclipsia] matt granite worktops and splashbacks
Silver oak veneer/light grey satin veneer doors
Soft closing mechanism
Fully integrated Miele appliances

SECURITY, AUDIOVISUAL, MECHANICAL & ELECTRICAL

Mains supply smoke, heat and carbon monoxide alarms
Intruder alarm to each apartment
Door entry system with flat-screen panels to each apartment
Telephone and data cabling to TV locations within all principal rooms
Antique bronze switching and sockets
Fully integrated lighting design
Sophisticated low energy LED lighting
Laundry cupboard with stacked utility
Plant room enclosures
Remotely controlled thermostatic heating
Motorised blinds on appropriate windows

STANDARD FINISHES

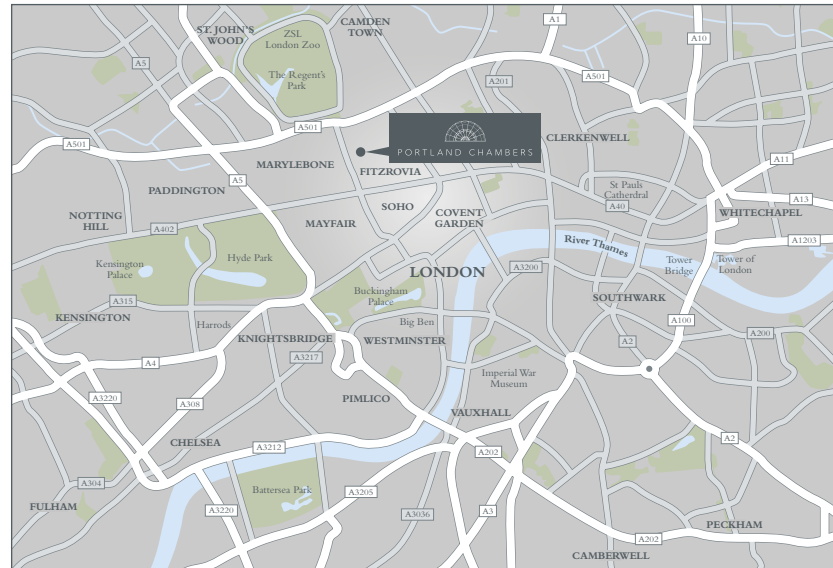
Antique bronze ironmongery
Antique bronze switching and sockets
Painted six-panel doors
Georgian style skirting, panelling, dado rails and cornice
Sash-panelled box windows with integrated shutters [excluding No. Four]
English heritage paint finishes
Oak engineered timber flooring
Veneer facings to bespoke wardrobes
Veneer facings to en-suite bathrooms
Feature shelving with integrated LED lighting
Cloak Room cupboard to No. One and No. Two
Cloak Area to No. Three and No. Four
Original fireplaces with natural stone facings and hearths



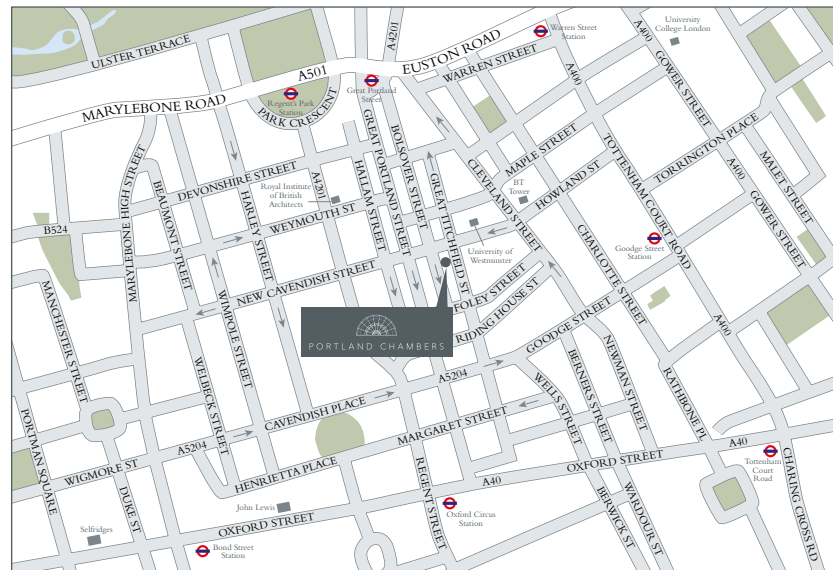
PORTLAND CHAMBERS

FITZROVIA LONDON

93 GREAT TITCHFIELD STREET
LONDON W1W 6RP



AREA MAP



LOCAL MAP

ENRA

savills

JDA Jonathan Douglas Architects

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