



A superb duplex penthouse with outdoor space in the heart of Fitzrovia

Great Portland Street, Fitzrovia, London, W1W

Guide price £3,795,000, Leasehold (approximately 996 years remaining)



Open plan kitchen/dining/reception room • 4 bedrooms (2 en suite) • Further bathroom • Kitchen • Second reception room with two balconies • Penthouse apartment with direct lift access

- Service charge approximately £9,050 pa • EPC = D

Local Information

Located in the vibrant neighbourhood of Fitzrovia in the heart of central London, the vivid history of the area informs the character of 80 Great Portland Street. The unparalleled location offers the best of London living within walking distance, and the rare opportunity to be local at the centre of the capital. In addition, the wonderful greenery of Regents Park is approximately a 9 minute walk away.

The Victorian façade dominates the corner of Great Portland Street and Riding House Street, whilst the living spaces within embrace meticulous and elegant interiors.

Transport links are excellent from nearby Great Portland Street Station (approximately 0.3 miles and a 7 minute walk), Goodge Street (approximately 0.4 miles), Oxford Circus (approximately 0.3 miles) and Tottenham Court Road (approximately 0.6 miles) underground stations. Euston (approximately 1.1 miles) and Kings Cross St Pancras (approximately 1.5 miles) train stations, as well as access to the West and Heathrow via the A40.

Tenure

Leasehold (996 years remaining)

About this property

This stunning penthouse apartment boasts modern living with contemporary interiors by Marylebone-based Forbes-featured French designer, Aurore Martial, whilst situated within a charming

character building. The stunning interiors include bespoke wallpaper throughout designed by Glamora and Inkiostro Bianco, high-spec light fixtures from various designer brands such as CVL, DCW, Lee Broom and Tom Dixon, the window furnishings with blackout curtains are made from fine linens, velvets and raw silks sourced from Designer's Guild and all of the bathrooms have ambient lighting and underfloor heating. The open-plan kitchen/dining/reception room is bright and spacious and provides excellent entertaining space. The kitchen includes Miele appliances (stovetop, microwave, oven, wine cooler) and the kitchen exhaust vents outside. There are four bedrooms, two of which have en suite bath/shower rooms, and all have built in wardrobes. There is also a further bathroom. Situated on the fifth floor is a second reception room which boasts folding doors at each end, that open out on to two balconies that enjoy fabulous far reaching views. The apartment further benefits from an abundance of storage throughout and direct lift access ensuring privacy, safety and social-distancing.

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.





Great Portland Street, Fitzrovia, London, W1W
Gross Internal Area 2256 sq ft, 209.6 m²

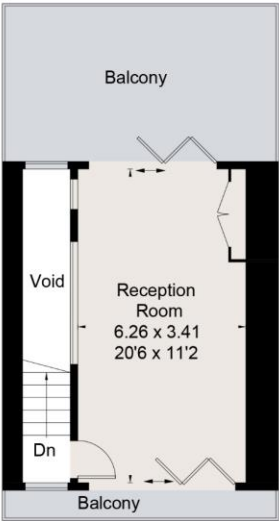
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Approximate Area = 209.6 sq m / 2256 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
Balconies Areas = 19.7 sq m / 212 sq ft
For identification only. Not to scale.
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Fourth Floor



Fifth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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