



A superb two bedroom penthouse with a porter, lift and terrace.

Great Portland Street, London, W1W

Guide price £3,850,000, Leasehold (approximately 996 years remaining)

savills

Modern penthouse living in this newly refurbished block on Great Portland Street • The building benefits from a lift and a porter • A wrap-around terrace in the heart of London • Lateral flowing space filled with natural light • Exceptional specification throughout • Service charge approximately £5,020 per annum • Ground rent approximately £1,000 per annum • EPC = A

Local Information

Great Portland Street is located at the border of Marylebone and Fitzrovia. Charlotte Street, with its eclectic range of popular restaurants, is nearby and the world renowned shops on Oxford Street (approximately 0.4 miles) and Regent Street (approximately 0.7 miles) are within close proximity.

Transport links are excellent from nearby Goodge Street (approximately 0.6 miles), Oxford Circus (approximately 0.7 miles) and Tottenham Court Road (approximately 0.6 miles) underground stations. Euston (approximately 0.9 miles) and Kings Cross St Pancras (approximately 1.9 miles) train stations, as well as access to the West and Heathrow via the A40.

About this property

A superb two bedroom, two bathroom penthouse situated on the seventh floor. At the top of the building the penthouse is enfolded within a minimalist pavilion, which is set back to create a wrap-around terrace and provide privacy.

The penthouse is comprised of lateral flowing spaces filled with natural light. It is crafted from exceptional materials with an obsessive devotion to detail. The results feature balance and lightness in sky-filled rooms, surrounded by panoramic views of the London skyline. The architecture is inspired by the rich creative history and vibrant spirit of Marylebone and Fitzrovia. The main building is draped in natural stone and a decorative bronze metalwork weave.

This luxury apartment offers a rarefied living experience in the very heart of London. Set in the casual refinement of Marylebone and near the flourishing chic of Fitzrovia, the newly built apartment created by developers Vabel offer residents an exclusive lifestyle

Tenure

Leasehold (approximately 996 years remaining)

Additional information: The adjacent penthouse is also available for purchase along with the 7th floor elevator foyer.

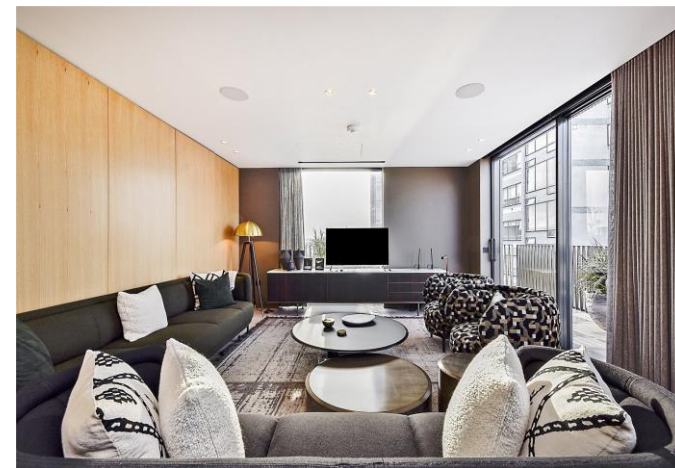
Energy Performance

EPC Rating = A

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, London, W1W
Gross Internal Area 1208 sq ft, 112.2 m²

Alex Ross
Marylebone & Fitzrovia
+44 (0) 20 3527 0400
ahross@savills.com



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of theRICS Code of Measuring Practice.
© Fullmark Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	98	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210205JTKS

