



**W1 PLACE, 204 GREAT PORTLAND STREET, W1W**  
£1,920,000

**Carter Jonas**

# W1 PLACE, 204 GREAT PORTLAND STREET, W1W

A magnificent first floor apartment in this avant-garde development comprises two bedrooms, one with en-suite bathroom, a separate shower room and open plan living/dining space.

There is easy access from Great Portland to Paddington, Marylebone and Baker Street stations. Great Portland Street underground station (Hammersmith and City, Circle, and Metropolitan lines) is moments away.

Great Portland is an eagerly awaited luxury residential and retail development, centrally situated on Great Portland Street and ideally positioned to enjoy the village-like intimacy of Marylebone and the bohemian chic of Fitzrovia. Unifying Marylebone and Fitzrovia, the area has a rich heritage of illustrious residents from the Beatles, the pre-Raphaelite artist Dante Rossetti, to the literary greats Charles Dickens, Dylan Thomas, George Orwell and Virginia Woolf, and national heroine Florence Nightingale.

Respectful of the past with an eye on the future, Great Portland has been thoughtfully designed, blending old and new to create delightful modern homes, enviably located amid the boutique bohemia and café culture of this distinguished district. Highly crafted and exuding modern quality with its bright limestone façade and bronze framed lantern bay windows,

Great Portland offers considered interiors and artistic flair where luxury lives in the finer detail and exquisite originality. With floor to ceiling bay windows, oak floors, intimate open plan living and entertaining spaces, and bathrooms with clean lines and quality finishes, Great Portland offers a wonderful sanctuary for the discerning buyer.

## AMENITIES

- 2 Bedrooms
- 1 En-Suite Bathroom
- 1 Shower Room
- 1 Reception/Dining Room
- Fully Fitted Kitchen

**TENURE** Leasehold

**EPC BAND** To be confirmed

- First Floor (with lift)
- Porter
- Brand New Development
- EPC Rating TBC
- Photos are CGI's of apartments within the development and may not reflect a specific apartment.

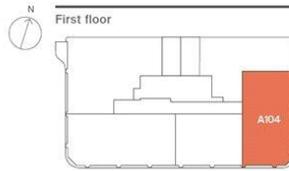
## A TWO BEDROOM, TWO BATHROOM APARTMENT SITUATED ON THE FIRST FLOOR OF THIS BRAND NEW DEVELOPMENT ON GREAT PORTLAND STREET.



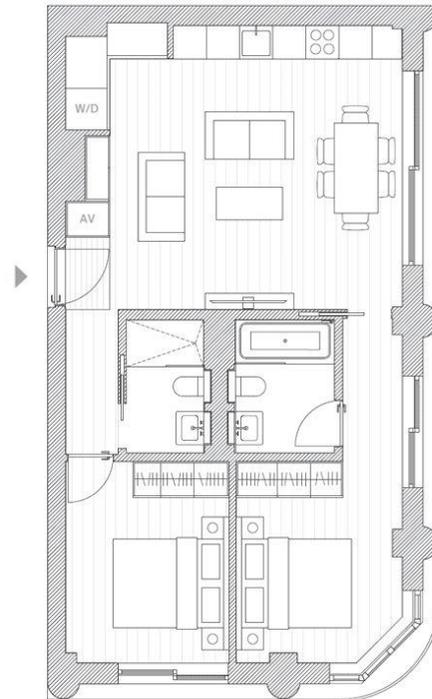


## Apartment A104 2 bedroom

### W1 PLACE LONDON



Living/Kitchen/Dining	6.1m x 5.1m
Master Bedroom	6.2m x 3.0m
Master Bathroom	2.4m x 1.8m
Bedroom 2	4.0m x 3.0m
Guest Bathroom	2.4m x 1.4m
<b>Total</b>	<b>71.6m<sup>2</sup></b>
	771sqft



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Offices throughout the UK

#### **IMPORTANT INFORMATION**

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