



Great Portland Street, W1W
POA, Leasehold

Anderson//Rose



Great Portland Street, WIW

W1 Place is an eagerly awaited luxury residential and retail development, centrally situated on the well known and sought after Great Portland Street and ideally positioned to enjoy the ever popular and intimate Marylebone Village as well as the bohemian chic of Fitzrovia. Practical completion of this prestigious project is anticipated for quarter three/four of 2023.

This outstanding three bedroom penthouse apartment situated on the eighth floor is approximately 1600 sq. ft with excellent proportioned rooms and breathtaking private roof terrace. Unifying Marylebone and Fitzrovia, the area has a rich heritage of illustrious residents from the Beatles to 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, W1 Place offers 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. This magnificent avant-garde development comprises a mixture of one, two and three bedroom, luxury apartments of sporadic sizes. There nearby access from Great Portland Street to Paddington, Marylebone and Baker Street stations. Great Portland Street underground station (Hammersmith and City, Circle, and Metropolitan lines) is just moments away.

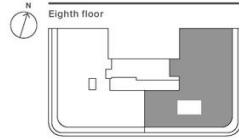
Ref PCL220125

POA Leasehold

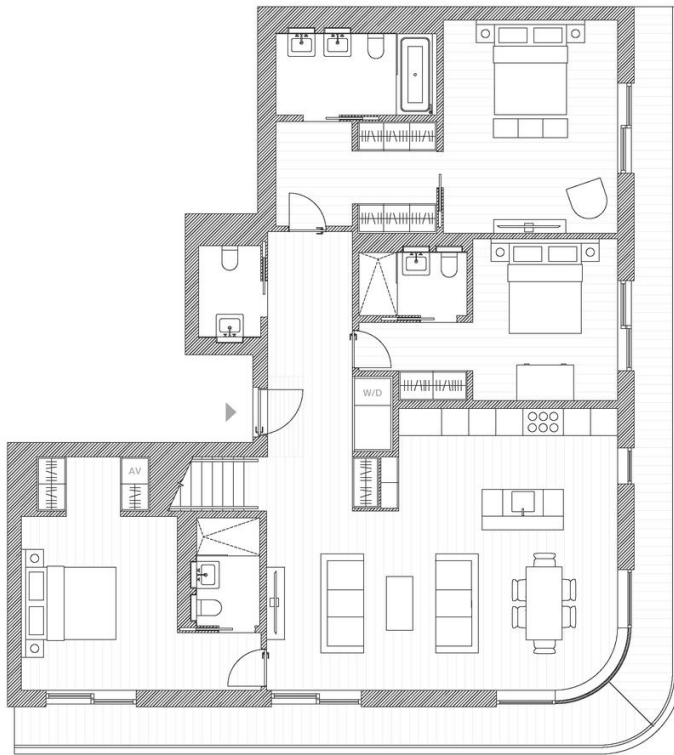


3 bedroom

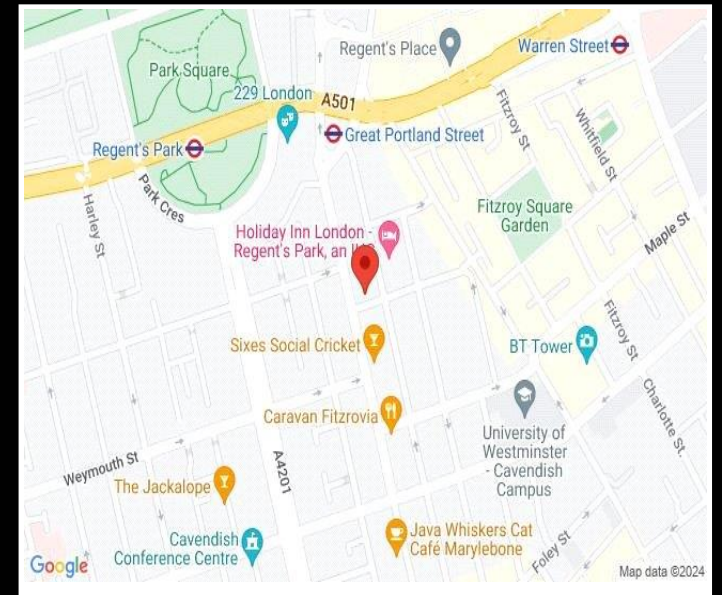
W1 PLACE LONDON



Living/Kitchen/Dining	7.8m x 6.3m
Master Bedroom	4.7m x 3.9m
Master Bathroom	3.5m x 1.8m
Master Wardrobe	3.6m x 2.4m
Bedroom 2	3.6m x 3.2m
Bedroom 3	3.9m x 3.5m
En-suite	2.4m x 1.4m
Guest Bathroom	2.4m x 1.4m
Total	148.6m²
	1600sqft
Terrace	26.6m²
	286sqft



15



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.