



Langham Street, Fitzrovia, London **WIW**

---

# Langham Street, Fitzrovia, London W1W

A unique opportunity to purchase this exclusive Georgian townhouse that has been beautifully renovated and restored to an exceptionally high standard encompassing a modern glass extension and conservatory. Spreading across five floors, the property has outstanding features and state-of-the-art technology, including Creston and Lutron control systems, Smart TVs, Apple television, CCTV and fire alarm systems, air conditioning, and underfloor heating throughout. A lift serves the ground to third floors. The impressive principal suite with dressing room, built-in wardrobes, en suite bathroom, and separate shower room is located on the second floor. There are further four bedrooms, two shower rooms, two WCs and an abundance of entertaining space, including reception rooms, a study, and an office space which is a great addition for someone working from home.



**Guide price:** £9,950,000

**Tenure:** Leasehold: circa 996 years remaining

**Local authority:** City of Westminster

**Council tax band:** H

## Location

The property has distant views of the greenery of Regent's Park, which is within a few minutes' walk. Located just around the corner of Portland Place, Langham Street boasts an excellent location with easy access to the lively cafes and boutiques of Marylebone High Street, the world-renowned shops of Oxford Street and Regent Street and the entertainment of the West End. There are excellent transport links to the city and Heathrow airport from Tottenham Court Road, Oxford Circus, Bond Street and Goodge Street stations.





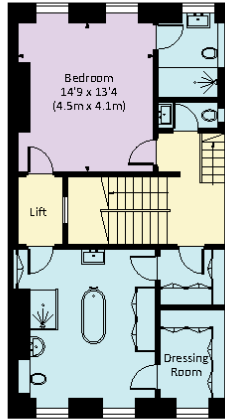


The property features an impressive gym, sauna and steam room.

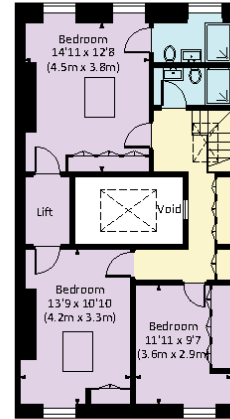


**Approximate Gross Internal Floor Area  
514,4 sq m / 5,536 sq ft**

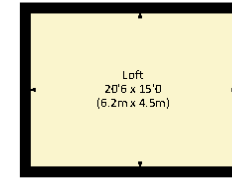
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



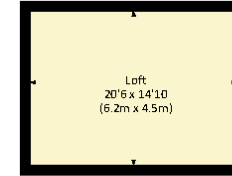
SECOND FLOOR



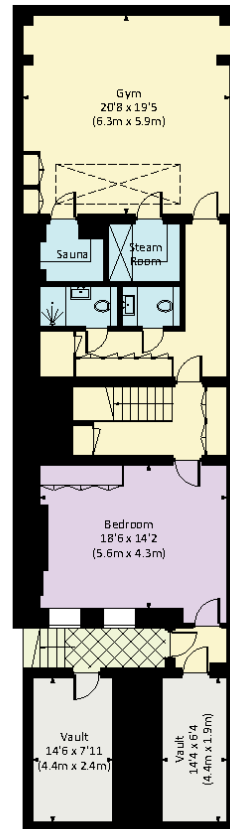
THIRD FLOOR



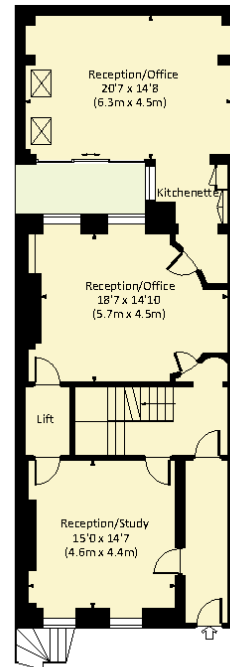
LOFT



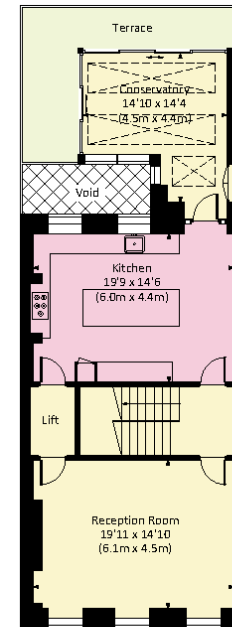
LOFT



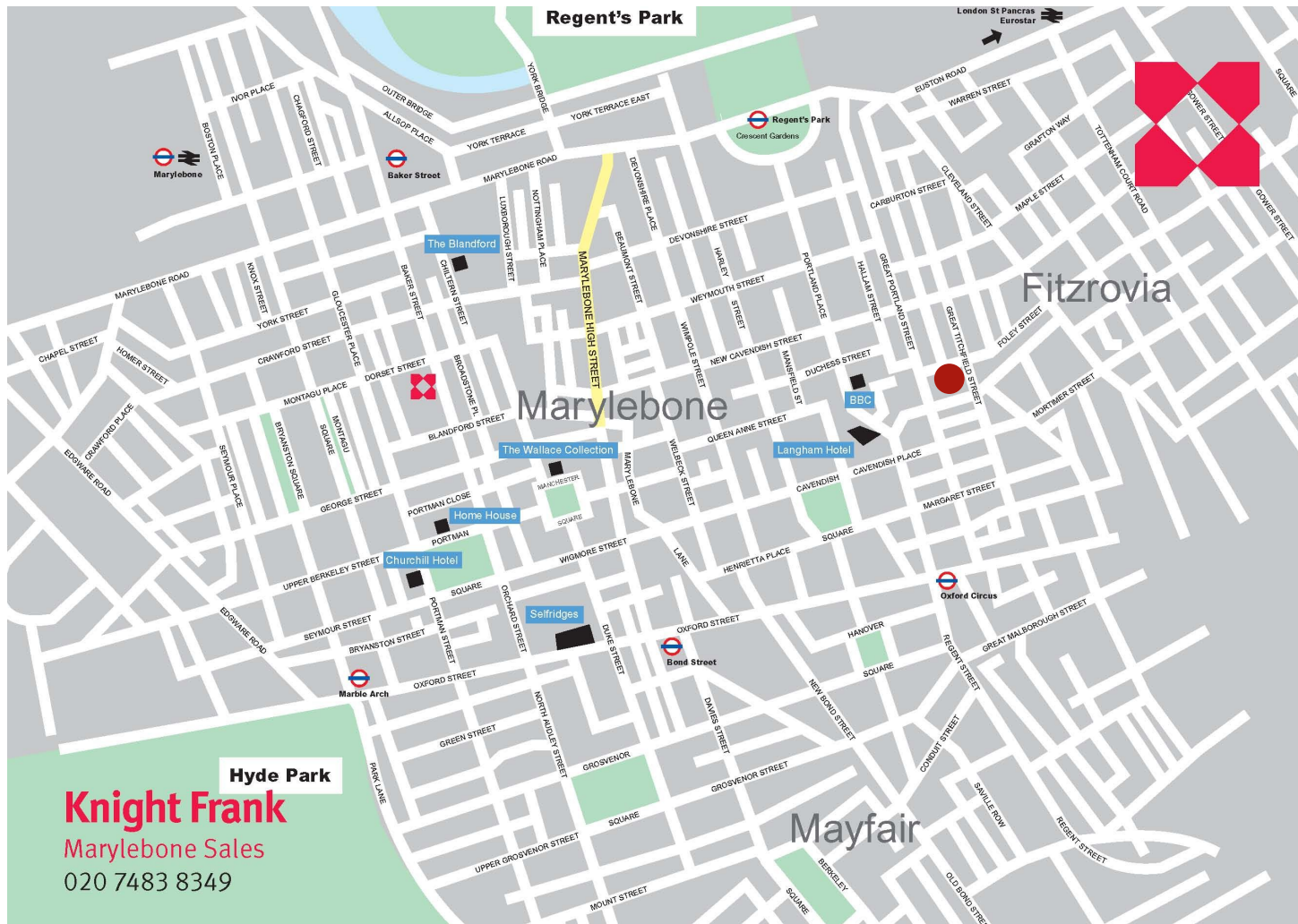
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



**Knight Frank**  
**Marylebone**  
 Unit 49  
 55 Baker Street  
 London W1U 8EW  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Knight Frank**  
**Marylebone Sales**  
 020 7483 8349

I would be delighted to tell you more

**Ali Mathews**  
 +44 20 3435 6443  
[ali.mathews@knightfrank.com](mailto:ali.mathews@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2022. Photographs and videos dated May 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.