



HORSE and GROOM

COCO
NAILS CLUB

TO LET
GROUND 2,883 SQ FT
BASEMENT 2,878 SQ FT
Nick Goodman 07818 012

Great Portland Street, Fitzrovia W1W



Great Portland Street, Fitzrovia **WIW**

A bright duplex apartment situated on the third and fourth floor of a well presented period building in Fitzrovia. This home offers accommodation and entertaining space across approximately 994 sq ft. It comprises a principal bedroom with built in wardrobes and an en suite bathroom, two additional bedrooms, two bathrooms, and a spacious, open plan kitchen/reception room. The property further benefits from air conditioning and a terrace opening from the third floor.

Great Portland Street benefits from a fantastic location, moments away from the amenities of both Marylebone and Fitzrovia, whilst being near to transport links of Regent's Street, Great Portland Street and Goodge Street stations.



Guide price: £1,595,000

Tenure: Leasehold: approximately 891 years remaining

Service charge: Approximately £4,000 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

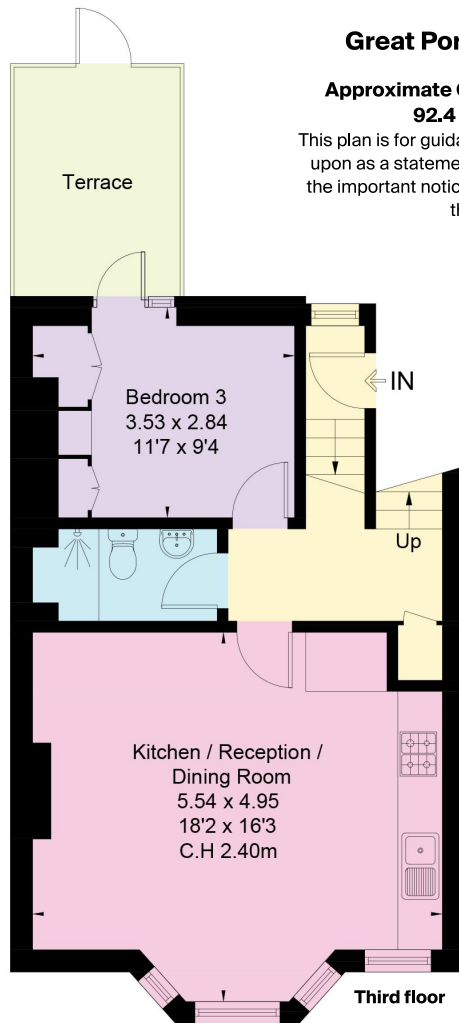
Council tax band: G



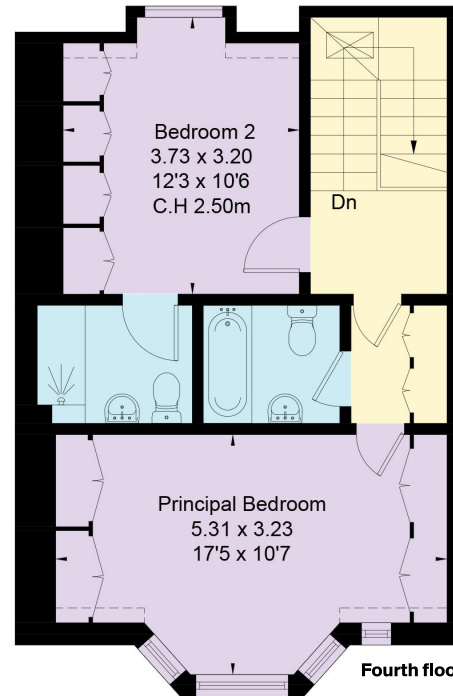
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Approximate Gross Internal Floor Area
92.4 sq m / 944 sq ft

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.



= Reduced head height below 1.5m



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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.
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Particulars dated April 2024. Photographs and videos dated August 2023.
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