



**GREAT PORTLAND STREET, FITZROVIA, WIW**  
Area Postcode



## MODERN SIMPLICITY

Modern elegance awaits in this two bedroom, two bathroom flat on Great Portland Street in Fitzrovia.



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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 152 years remaining

Ground rent: £200.00, reviewed every year, next review due 2025

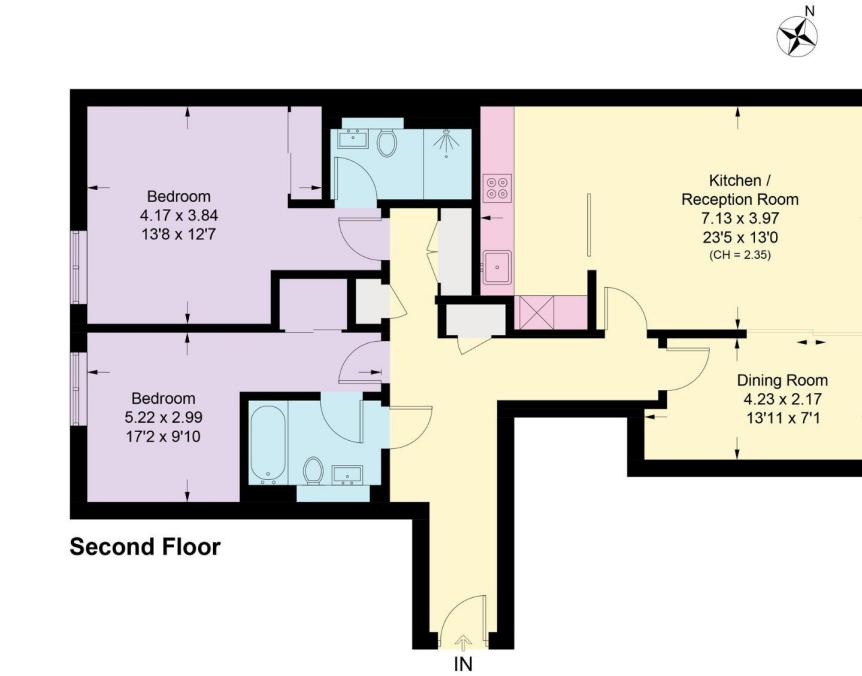
Service charge: £8,160.00 per annum, reviewed every year, next review due 2025

Guide price: £1,350,000



The spacious reception room is illuminated by natural light, featuring sleek wooden floors and a semi open dining room. The kitchen showcases high-gloss cabinetry, ideal for culinary pursuits. This home embodies minimalist design with monochrome art accents, creating a tranquil atmosphere. Both bedrooms include an en suite bathroom and built in wardrobe. The property benefits from ample storage space and secure parking.

Located on Great Portland Street in vibrant Fitzrovia, this flat is near Oxford Street's renowned shops and restaurants. Tottenham Court Road tube station is 0.4 mile away, providing access to the Central, Northern and Elizabeth lines. Residents can explore Regent's Park, the British Museum, and a variety of local cafes and theatres. All distances are approximate.



Approximate Gross Internal Area = 93.7 sq m / 1,008 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID76736)



We would be delighted  
to tell you more.

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