

£365,000

Flat

0 Bedrooms

**MOLYNEUX STREET, MARYLEBONE, W1****Ref: 16035**

A ground floor studio apartment located in a Georgian period conversion. The flat is an ideal London base, superbly positioned in a charming residential street within easy walking distance of Marylebone and Marble Arch, as well as numerous transport links.

Studio Room, Kitchen, Shower Room, 967-year lease plus Share of Freehold
Share Freehold

£405,000

Flat

1 Bedroom

**PARK WEST, MARBLE ARCH, W2****Ref: 16045**

A spacious one-bedroom apartment extending to 619 sq ft on the fifth floor, with a lift from the popular Park West development. Close to the fashionable amenities of Marylebone, Oxford Street and Connaught Village as well as the green open spaces of Hyde Park. Conveniently positioned for transport connections, including Edgware Road Underground Station (Circle and Hammersmith & City & Circle and District Lines), Paddington Underground Station (Bakerloo, Circle and District & Circle and Hammersmith Lines), Paddington Rail Station (Heathrow Express) and Marble Arch Underground Station (Central Line).

One Bedroom, Reception Room, Kitchen, Bathroom, Porters, CCTV, Lifts
Leasehold 78 Years Unexpired Service Charge: £6,010 per annum (approximately) Ground Rent: £200 per annum (approximately)

£425,000

Flat

1 Bedroom

**QUADRANGLE TOWER, HYDE PARK, W2****Ref: 15911**

A well-presented one-bedroom apartment extending to 645 sq ft on the 15th floor (with lift) with breathtaking views over the central London Skyline. A rare opportunity to view London from your living room and bedroom. The apartment comprises a separate fully integrated kitchen, spacious reception, a double bedroom with built-in wardrobes, and a separate fully tiled shower room with a WC and a separate WC. The property is located in a secure gate development with a 24-hour porter. close walking distance to Paddington overground/underground (Circle and District) Marble Arch underground station (central line) and Hyde Park.

One Bedroom, Reception Room, Kitchen, Shower Room with WC, Separate WC, Lifts, 24 Hour Concierge, CCTV
Leasehold 61 Years Unexpired Service Charge: TBC Ground Rent: TBC

£425,000

Flat

1 Bedroom

**PARK WEST, MARBLE ARCH, W2****Ref: 15997**

A spacious one-bedroom apartment extending to 531 sqft on the 4th floor of block 5, with a lift from the popular Park West development.

Close to the fashionable amenities of Marylebone, Oxford Street and Connaught Village as well as the green open spaces of Hyde Park. Conveniently positioned for transport connections, including Edgware Road Underground Station (Circle and Hammersmith & City & Circle and District Lines), Paddington Underground Station (Bakerloo, Circle and District & Circle and Hammersmith Lines), Paddington Rail Station (Heathrow Express) and Marble Arch Underground Station (Central Line).

One Bedroom, Reception Room, Kitchen, Bathroom, Porters, CCTV, Lifts

Leasehold 79 Years Unexpired Service Charge: £6,010 per annum (approximately) Ground Rent: £200 per annum (approximately)

£475,000

Flat

1 Bedroom

**QUADRANGLE TOWER, HYDE PARK, W2****Ref: 15960**

A one bedroom apartment located on the 10th floor of this well maintained purpose built block with stunning views over London.

Situated in Cambridge Square the property benefits from a porter, a double bedroom, open plan kitchen and a bright spacious reception room providing panoramic views of London. Paddington, Hyde Park and Marble Arch are within walking distance.

Added benefits include 24 hour concierge, lifts, communal gardens and an extended lease length of 151 years.

Bedroom, Bathroom, Reception Room, Kitchen, 24 Hour Concierge, Lifts, Communal Gardens

Leasehold 151 Years Unexpired Service Charge: TBC Ground Rent: TBC

£475,000

Flat

1 Bedroom

**PORTSEA HALL, MARBLE ARCH, W2****Ref: 16030**

A one-bedroom apartment on the first floor (with lift) of this popular art deco 1930s mansion building Portsea Hall. This bright apartment is set in a prime location in Central London in the heart of Connaught Village with its cafes and boutique shops.

This apartment is conveniently located within walking distance to Oxford Street, Marble Arch underground station (Central Line), Paddington Train Station (Circle, Bakerloo, District, and Hammersmith & City Line), and the green open spaces of Hyde Park. Comprising Reception Room, Kitchen, Bedroom, bathroom, and benefits from the 24-hour concierge.

Reception Room, Kitchen, Double Bedroom, Bathroom, Lift, Hardwood Flooring, 24 Hour Concierge

Leasehold 97 Years Unexpired Service Charge: £3,786 per annum (approximately) Ground Rent: £200 per annum (approximately)

£495,000

Flat

1 Bedroom

**CLIFTON PLACE, HYDE PARK, W2****Ref: 15963**

A bright one-bedroom apartment extending to 666 sq ft with a lift in a portered building. PLEASE NOTE: Cash Buyers only due to a lease of approximately 35 years remaining. Situated on the fourth floor, the property features a reception room with a separate kitchen, bedroom, and bathroom.

Located in the highly sought-after Connaught Village area, Clifton Place is ideally located for Hyde Park, boutique shops and restaurants, and the world-class amenities of neighbouring Mayfair and Marylebone.

The transport links are excellent with Paddington Station (0.2 miles approx.) and Lancaster Gate Underground Station (0.2 miles approx.)

One Bedroom, Reception Room, Kitchen, Bathroom, Lift, Portered Development

Leasehold 35 Years Unexpired Service Charge: £5,707 per annum (approximately) Ground Rent: £75 per annum (approximately)

£495,000

Flat

1 Bedroom

**THE WATERGARDENS, HYDE PARK, W2****Ref: 15995**

A one bedroom apartment extending to 529 sqft on the 6th-floor of the popular Water Gardens development.

The accommodation comprises of reception room, kitchen, bedroom and bathroom. Added benefits include 24 hour concierge, lifts and communal gardens.

The Water Gardens is an extremely popular gated purpose built development brilliantly located just a short walk from Marble Arch tube station, Edgware Road, Paddington, Oxford Street and the open spaces of Hyde Park.

Double Bedroom, Bathroom, Large Reception Room, Kitchen, Lift, Communal Gardens, 24 Hour Porters

Leasehold 61 Years Unexpired Service Charge: £7,639 per annum (approximately) Ground Rent: £400 per annum (approximately)

£500,000

Flat

1 Bedroom

**THE QUADRANGLE, HYDE PARK, W2****Ref: 15902**

With simply stunning views across the London skyline and Hyde Park is this one bedroom 17th floor purpose built apartment in good decorative condition.

The accommodation comprises of reception room, kitchen, bedroom and bathroom. Added benefits include 24 hour concierge, communal gardens and lifts.

The Quadrangle is a gated development wonderfully located just a short walk from Paddington station, Marble Arch tube station, Edgware Road and Oxford Street.

Reception room, Kitchen, Bedroom, Bathroom, Lift, 24 Hour Concierge, Communal gardens

Leasehold 61 Years Unexpired Service Charge: TBC Ground Rent: TBC

£500,000

Flat

1 Bedroom

**PORTSEA HALL, HYDE PARK, W2****Ref: 15919**

A one-bedroom apartment situated on the 7th floor (with lift) of this popular art deco 1930s mansion building Portsea Hall.

This bright apartment is set in a prime location in Central London in the heart of Connaught Village with its cafes and boutique shops.

This apartment is conveniently located within walking distance to Oxford Street, Marble Arch underground station (Central Line), Paddington Train Station (Circle, Bakerloo, District, and Hammersmith & City Line), and the green open spaces of Hyde Park. Comprising Reception Room, Kitchen, Bedroom, bathroom, and benefits from the 24-hour concierge.

Reception Room, Kitchen, Double Bedroom, Bathroom, Lift, Hardwood Flooring, 24 Hour Concierge

Leasehold 98 Years Unexpired Service Charge: £6,000 per annum (approximately) Ground Rent: £200 per annum (approximately)

£525,000

Flat

2 Bedrooms

**THE WATER GARDENS, HYDE PARK, W2****Ref: 16052**

A two double bedroom lateral apartment extending to 1,058 sq ft, located on the 8th floor (with lift) of the popular gated Water Gardens Development in Hyde Park.

The apartment requires modernisation. (photos taken when there was furniture, which has now been removed)

The accommodation comprises of large double height reception room and balcony with far reaching views across the London skyline. The Water Gardens is brilliantly located just a short walk from Marble Arch tube station, Edgware Road, Paddington, Oxford Street and the open spaces of Hyde Park.

Reception Room, Kitchen, Two Double Bedrooms, Bathroom, Separate WC, 24 Hour Concierge/Security, Communal Gardens, Lifts

Leasehold 60 Years Unexpired Service Charge: £12,000 per annum (approximately) Ground Rent: £500 per annum (approximately)

£530,000

Flat

2 Bedrooms

**25 PORCHESTER PLACE, HYDE PARK, W2****Ref: 15998**

A two double bedroom apartment requiring modernisation extending to 815 sq ft on the fourteenth floor with breathtaking south/westerly facing views across the London skyline.

The accommodation comprises a reception room, kitchen, two bedrooms, one bathroom, and a cloakroom. Added benefits include 24-hour concierge and lifts. Porchester Place is wonderfully located just a short walk from Marble Arch tube station, Paddington station, Oxford Street, and the open spaces of Hyde Park.

Under Offer

Kitchen, Reception Room, Two Double Bedrooms, Bathroom, Cloakroom, 24 Hour Porter, Lift

Leasehold 61 Years Unexpired Service Charge: £10,347 per annum (approximately) Ground Rent: £800 per annum (approximately)

£535,000

Flat

1 Bedroom



THE WATERGARDENS, HYDE PARK, W2

Ref: 15339

A one-bedroom apartment extending to 518 sq ft on the 6th floor of this portered gated development on the Hyde Park Estate.

The accommodation comprises a large reception room, kitchen, bedroom and bathroom.

The block also has the added benefit of lifts, communal gardens and a 24-hour porter.

The Water Gardens is brilliantly located just a short walk away from Paddington Station, Marble Arch tube station (Central line), Oxford Street and the open spaces of Hyde Park.

Reception room, Kitchen, Bedroom, Bathroom, Lift, 24 Hour porter, Communal garden

Leasehold 151 Years Unexpired Service Charge: £7,298 per annum (approximately) Ground Rent: £400 per annum (approximately)

£575,000

Flat

2 Bedrooms



MUNKENBECK BUILDING, PADDINGTON, W2

Ref: 16027

A two-bedroom apartment extending to 694 sq ft, situated on the first floor of this fantastic development.

The Munkenbeck Building forms part of this popular modern development, located in Zone 1 in the heart of Paddington, one of the most well-connected areas of London. It is superbly positioned for all the shops, cafes, and restaurants in the area, with connections to Heathrow Airport (approximately 15 minutes). Marylebone, Hyde Park and Mayfair are all within easy reach.

Open Plan Kitchen/Reception/Dining, Two Double Bedrooms, En-Suite Bathroom, Shower Room, 24 Hour Concierge, Lift, Video Entry System, Underground Parking (available at £230 pcm), Comfort Cooling

Leasehold 969 Years Unexpired Service Charge: £7,996 per annum (approximately) Ground Rent: £200 per annum (approximately)

£575,000

Flat

2 Bedrooms



PARK WEST, MARBLE ARCH, W2

Ref: 16042

A 2 bedroom lateral apartment extending to 638 sq ft on the sixth floor (with lift) of this popular ported purpose built block with 24 hour porters and CCTV.

Conveniently located in the heart of Marble Arch within walking distance to local shops, restaurants and transport including Marble Arch underground station (Central Line) the area has to offer including Oxford Street and green open space of Hyde Park.

Two Bedrooms, Bathroom, Shower Room, Open Plan Kitchen Reception Room, Entry Phone System, 24 Hour Porter/ Security, CCTV, Lift

Leasehold 78 Years Unexpired Service Charge: £7,774 per annum (approximately) Ground Rent: £270 per annum (approximately)

£595,000

Flat

2 Bedrooms

**THE WATER GARDENS, HYDE PARK, W2****Ref: 15311**

Located on the 11th floor is this well presented two bedroom purpose built apartment extending to 943 square feet.

The accommodation comprises of large reception room with double height ceiling, balcony, kitchen, two double bedrooms, bathroom and shower room. Added benefits include 24 hour concierge, communal gardens and lifts. The Water Gardens is a popular gated purpose built development brilliantly located just a short walk from Marble Arch tube station, Edgware Road, Paddington and the open spaces of Hyde Park.

Reception Room, Balcony, Kitchen, Two Double Bedrooms, Bathroom, Shower Room, Lift, 24 Hour Concierge, Communal Gardens

Leasehold 63 Years Unexpired Service Charge: £12,000 per annum (approximately) Ground Rent: £500 per annum (approximately)

£595,000

Flat

2 Bedrooms

**QUADRANGLE TOWER, HYDE PARK, W2****Ref: 16028**

This well-presented two-bedroom apartment extends to 809 sq ft and is on the 3rd floor (with a lift) of this popular portered block in the Hyde Park Area.

The apartment comprises a fully integrated kitchen, spacious reception, two bedrooms, and two shower rooms. It is located in a secure gate development with a 24-hour porter. Paddington overground/underground (Circle and District), Marble Arch underground station (central line), and Hyde Park are within close walking distance.

Two Bedrooms, Reception Room, Kitchen, Two Shower Rooms, Lifts, 24-Hour Concierge, CCTV

Leasehold 61 Years Unexpired Service Charge: £10,140 per annum (approximately) Ground Rent: £250 per annum (approximately)

£600,000

Flat

2 Bedrooms

**ROYAL LANGFORD APARTMENTS, KILBURN, NW6****Ref: 16029**

A well-presented two-bedroom apartment extending to 739 sq/ft with a lift on the 5th floor of this popular portered block.

Regents Plaza is a modern development completed in 1996 on the borders of St John's Wood and Maida Vale which includes 24-hour portering, a communal garden and secure underground parking and benefits from the amenities of the adjoining 4-star Marriott Hotel and Health Club.

Two Bedrooms, En-Suite Shower, Shower Room, Reception Room, Kitchen, Balcony, Underground parking space, 24-Hour Portering, Communal Garden, Air Conditioning, Lift

Leasehold 970 Years Unexpired Service Charge: £9,061 per annum (approximately) Ground Rent: £400 per annum (approximately)

£650,000

Flat

1 Bedroom

**CONSORT HOUSE, BAYSWATER, W2****Ref: 16019**

A spacious one-bedroom apartment extending to 623 sq ft on the fifth floor (with lift) of this portered purpose built block in Queensway, walking distance to the local amenities, Hyde Park and Queensway underground station (central line).

The apartment comprises bright reception room, modern kitchen, bedroom, shower room and is in good decorative order.

Reception Room, Kitchen, Bedroom, Shower Room, Porter, Lift

Leasehold 131 Years Unexpired Service Charge: £1,786 per annum (approximately) Ground Rent: TBC

£675,000

Flat

1 Bedroom

**GOODWOOD COURT, MARYLEBONE, W1****Ref: 15920**

A one-bedroom apartment extending to 463 sq ft on the second floor in a popular portered mansion block in Marylebone Village.

The benefits of the building include porters, lift access, and communal heating and hot water.

Goodwood Court on Devonshire Street is located moments from Marylebone High Street, with instant access to fashionable shops and restaurants. Also a short walk from the world-renowned shopping of Oxford Street and the green, open spaces of Regent's Park.

Reception, Kitchen, Bedroom, Bathroom, Porter, Lift

Leasehold 90 Years Unexpired Service Charge: £6,140 per annum (approximately) Ground Rent: TBC

£725,000

Flat

2 Bedrooms

**REGENTS PLAZA APARTMENTS, MAIDA VALE, NW6****Ref: 15806**

A spacious two-bedroom apartment extending to 1034 sq ft on the second floor (with a lift) of this popular portered block next to the Marriott Hotel and Bannatyne Health Club.

#Please note the current layout is a two-bed however originally the apartment was a three-bed which the sellers can install the wall after exchange to a three-bed.#

Regents Plaza Apartments is perfectly positioned for convenience and cosmopolitan living, with its enviable address where Maida Vale meets the transformation of Kilburn, next to St Johns Wood's wide tree-lined streets and picturesque canal of Maida Vale with all the excellent amenities nearby. The accommodation comprises a spacious and bright open-reception room, kitchen, two bathrooms and two bedrooms. Added benefits include 24-hour concierge, CCTV, lifts, secure underground parking space, and access to the communal gardens. There is an extensive regeneration ongoing in the local area including Paddington, Crossrail, and Bakerloo line extension. The Underground and Overground are moments away, giving direct access to some of London's popular destinations, from Regents Park, Marylebone, Oxford Street, Hyde Park, Lords Cricket Ground, and the world-famous Abbey Studios.

Reception Room, Kitchen, Two Double Bedrooms, Two Bathrooms (One En-Suite), Guest WC, Lift, Porters, Underground Parking, Heating and water included in service charge

Leasehold 973 Years Unexpired Service Charge: £11,515 per annum (approximately) Ground Rent: £489 per annum (approximately)

£750,000

Flat

3 Bedrooms



REGENTS PLAZA APARTMENTS, MAIDA VALE, Ref: 15805 NW6

A spacious three-bedroom apartment extending to 1089 sq ft on the second floor (with a lift) of this popular portered block next to the Marriott Hotel and Bannatyne Health Club.

Regents Plaza Apartments is perfectly positioned for convenience and cosmopolitan living, with its enviable address where Maida Vale meets the transformation of Kilburn, next to St Johns Wood's wide tree-lined streets and picturesque canal of Maida Vale with all the excellent amenities nearby. The accommodation comprises a spacious and bright open-reception room, kitchen, two bathrooms and three bedrooms. Added benefits include 24-hour concierge, CCTV, lifts, secure underground parking space, and access to the communal gardens. There is an extensive regeneration ongoing in the local area including Paddington, Crossrail, and Bakerloo line extension. The Underground and Overground are moments away, giving direct access to some of London's popular destinations, from Regents Park, Marylebone, Oxford Street, Hyde Park, Lords Cricket Ground, and the world-famous Abbey Studios.

Reception Room, Kitchen, Three Double Bedrooms, Two Bathrooms, Guest WC, Lift, Porters, Underground Parking

Leasehold 973 Years Unexpired Service Charge: £11,576 per annum (approximately) Ground Rent: £489 per annum (approximately)

£775,000

Flat

2 Bedrooms



THE WATER GARDENS, HYDE PARK, W2 Ref: 15999

A two double-bedroom apartment with far-reaching views and extending to 871 sqft from the tenth floor of this extremely popular gated development.

The accommodation comprises Split level kitchen/reception room, two double bedrooms, an ensuite bathroom, shower room, and a balcony. Added benefits include 24-hour concierge, lifts, and communal gardens. The Water Gardens is brilliantly located just a short walk from Marble Arch tube station, Paddington, Edgware Road, Oxford Street, and the green open spaces of Hyde Park.

Split Level Kitchen / Reception Room, Two Double Bedrooms, Ensuite Bathroom, Shower Room, Balcony, 24 Hour Concierge, Communal Gardens, Lift, Gated Development

Leasehold 151 Years Unexpired Service Charge: £9,557 per annum (approximately) Ground Rent: £800 per annum (approximately)

£800,000

Flat

2 Bedrooms

**VINCENT COURT, MARYLEBONE, W1****Ref: 16056**

A two-bedroom apartment extending to 876 sq ft on the ground floor of this purpose-built block in this Prime London location on Seymour Place.

Vincent Court is situated within a minute's walk of all amenities, including a range of shops, restaurants, and bars, on Baker Street, Marylebone High Street, Oxford Street, and the green open spaces of Hyde Park. Marble Arch (Central Line) and Baker Street (Bakerloo, Circle, Jubilee, Metropolitan, and Hammersmith & City Lines) are the closest underground stations.

Two Double Bedrooms, Reception Room, Dining Room, Kitchen, Bathroom, Long Lease

Leasehold 117 Years Unexpired Service Charge: £3,500 per annum (approximately) Ground Rent: £45 per annum (approximately)

£825,000

Flat

2 Bedrooms

**REGENTS PLAZA APARTMENTS, MAIDA VALE, NW6****Ref: 15411**

A wonderful opportunity to purchase this stunning interior designed apartment extending to 1177 sq/ft.

Beautifully refurbished and interior designed to a very high standard, a huge two bedroom two bathroom flat within this modern, newly built development on the borders of St John's Wood and Maida Vale, featuring wooden floors, air conditioning, designer kitchen, conservatory, a small terrace and marble bathrooms. The development includes 24 hour porterage, communal garden and secure underground parking and benefits from the amenities of the adjoining 4 star Marriott Hotel and Health Club. Heating and water is included.

Two Bedrooms, Two Bathrooms, Reception Room, Study/conservatory, Small terrace, Open Plan Kitchen, Underground parking space, Air conditioning, 24 Hour Porterage, Communal Garden, Heating and water is included, Lift

Leasehold 975 Years Unexpired Service Charge: £6,799 per annum (approximately) Ground Rent: £400 per annum (approximately)

£900,000

Flat

3 Bedrooms

**CAMBRIDGE COURT, MARBLE ARCH, W2****Ref: 15810**

A well-presented three-bedroom apartment on the second floor with a lift, set within a purpose-built block on the corner of Sussex Gardens and Edgware Road.

Accommodation comprises a reception room, master bedroom with en-suite, two further bedrooms, modern kitchen and shower room. The property is in good decorative order with wooden floors throughout. Conveniently located within walking distance of Oxford Street, Hyde Park and local public transport.

3 Bedrooms, 2 Shower Rooms (1 En-suite), Reception Room, Kitchen, Lift, Porter, Wood Floors

Leasehold 153 Years Unexpired Service Charge: £6,576 per annum (approximately) Ground Rent: £150 per annum (approximately)

£900,000

Flat

2 Bedrooms

**VINCENT COURT, MARYLEBONE, W1****Ref: 16055**

A two-bedroom apartment with an abundance of natural light throughout and tranquil views onto the mews from the first floor of this purpose-built block on Seymour Place. Vincent Court is situated within a minute's walk of all amenities, including a range of shops, restaurants, and bars, on Baker Street, Marylebone High Street, Oxford Street, and the green open spaces of Hyde Park.

Marble Arch (Central Line) and Baker Street (Bakerloo, Circle, Jubilee, Metropolitan, and Hammersmith & City Lines) are the closest underground stations.

Two Double Bedrooms, Reception Room, Dining Room, Kitchen, Bathroom, Guest WC, Share of Freehold plus 973 Years Lease

Share Freehold

£975,000

Flat

3 Bedrooms

**PARK WEST, MARBLE ARCH, W2****Ref: 15936**

A light and spacious lateral three-bedroom apartment extending to 1038 sq ft on the sixth floor (with lift) of this popular and well-managed portered block in Marble Arch.

The apartment is conveniently located within walking distance of the green open spaces of Hyde Park, Connaught Village Oxford Street and the underground station of Marble Arch (central line).

Three Double Bedrooms, Ensuite Bathroom, Bathroom, Kitchen, Reception Room, Entry Phone System, 24 hour Security/Porter, Security Cameras, Lift

Leasehold 79 Years Unexpired Service Charge: TBC Ground Rent: TBC

£995,000

Flat

1 Bedroom

**WEST END GATE, PADDINGTON, W2****Ref: 15645**

Garrett Mansions is located between the waterways of Little Venice and Fashionable Marylebone. This area is filled with boutiques and charming restaurants, all moments away from the stunning canals that this area is renowned for.

A selection of one, two, and three-bedroom apartments located on the 3rd, 4th, and 5th floor of Garrett Mansions, a new build development by the Berkeley Group and interior designed by Residential Land. The development boasts excellent facilities including a swimming pool, sauna, steam room, gym cinema room, conference rooms, and a dining room. There are two passenger lifts, an on-site building manager, a 24-hour concierge, and CCTV and video entry systems in every apartment. Transport links are excellent including a Zone one underground station within a two minute walk and Paddington station a nine minute walk away.

Apartments from £995000 to £1999500, Between 541 sq ft - 1024 sq ft, Ground Rent: £1 per sq ft, Service Charge: £5 per sq ft, Air Conditioning, Gardens, Balcony, Swimming Pool, Sauna, Steam Room, Gym - Studio Room, Cinema Media Room, Wifi, Video Entry Phone, 24-hour concierge, CCTV, Lift, Interior Designed, Central location

Leasehold 150 Years Unexpired Service Charge: TBC Ground Rent: TBC

£995,000

Flat

1 Bedroom

**WEST END GATE, PADDINGTON, W2****Ref: 15657**

Garrett Mansions is located between the waterways of Little Venice and Fashionable Marylebone. This area is filled with boutiques and charming restaurants, all moments away from the stunning canals that this area is renowned for.

A selection of one, two, and three-bedroom apartments located on the 3rd, 4th, and 5th floor of Garrett Mansions, a new build development by the Berkeley Group and interior designed by Residential Land. The development boasts excellent facilities including a swimming pool, sauna, steam room, gym cinema room, conference rooms, and a dining room. There are two passenger lifts, an on-site building manager, a 24-hour concierge, and CCTV and video entry systems in every apartment. Transport links are excellent including a Zone one underground station within a two minute walk and Paddington station a nine-minute walk away.

Apartments from £995000 to £1999500, Between 541 sq ft - 1024 sq ft, Ground Rent: £1 per sq ft, Service Charge: £5 per sq ft, Air Conditioning, Gardens, Balcony, Swimming Pool, Sauna, Steam Room, Gym - Studio Room, Cinema Media Room, Wifi, Video Entry Phone, 24-hour concierge, CCTV, Lift, Interior Designed, Central location
Leasehold 150 Years Unexpired Service Charge: TBC Ground Rent: TBC

£1,090,000

Flat

1 Bedroom

**PRINCIPAL TOWER, SHOREDITCH, EC2A****Ref: 15715**

A selection of 1, 2, 3 bedroom apartments and a Penthouse for sale in the iconic new Principal Tower in Shoreditch. These stunning high specification apartments are the best in modern, luxurious living. Each apartment features open-plan living areas, bespoke contemporary kitchens with integrated Miele appliances. Bedrooms and bathrooms are fitted to the highest standard with bespoke fixtures and modern interiors. Residents will also enjoy the benefits of a pool, spa, state-of-the-art gym, cinema, 24-hour concierge, and residents Lounge.

Principal Tower has stunning panoramic views across the skyline of the City of London and has easy access to five major transport hubs within walking distance of the development. The development is located just a short distance from several transport links including Liverpool Street station, providing access to both Underground and Rail Services for commutes to key destinations.

High Spec Luxury Apartments, Walking Distance from Liverpool Street Station, 24 Hour Concierge, Gymnasium, Swimming Pool, Spa, Sauna Steam and Jacuzzi, Private Terraces, Cinema Room, Foster & Partners Exterior and Interior design, Parking Available

Leasehold 987 Years Unexpired Service Charge: £4,411 per annum (approximately) Ground Rent: £550 per annum (approximately)

£1,100,000

Flat

3 Bedrooms



HAMPDEN GURNEY STREET, MARBLE ARCH, W1

Ref: 16034

A beautifully presented 2nd floor three double bedroom purpose built apartment just moments from Oxford Street.

The accommodation comprises of a large reception with open plan kitchen, three double bedrooms, shower room, two bathrooms (en-suite) and balcony. Added benefits include lift and secure underground parking.

Hampden Gurney Street is wonderfully located just a short walk from Marble Arch tube station, Edgware Road, Marylebone, Oxford Street and the open spaces of Hyde Park. VIEWINGS HIGHLY RECOMMENDED

Reception Room, Kitchen, Three Double Bedrooms, Shower Room, 2 Bathrooms (en-suite), Balcony, Lift, Secure Underground Parking

Leasehold 135 Years Unexpired Service Charge: £6,647 per annum (approximately) Ground Rent: £250 per annum (approximately)

£1,250,000

Flat

2 Bedrooms



PENINSULA APARTMENTS, PADDINGTON, W2

Ref: 16048

A well-presented two-bedroom apartment extending to 861 sq ft on the 7th floor (with lift) within this modern Paddington Basin development. Comprising an open-plan kitchen/reception room, two bedrooms, en-suite bathroom, shower room, 2 balconies, terrace, 24 hour concierge and secure underground parking space.

Peninsula Apartments forms part of the popular West End Quay development located within the Paddington Basin. Nearby transport links include Edgware Road and Lancaster Gate (Central Line) underground stations, as well as Paddington Station, which provides city, Elizabeth Line, national and international (Heathrow Express) connections.

2 Double Bedrooms, Ensuite Bathroom, Shower Room, Kitchen/Reception Room, 2 Balconies, Terrace, Secure Underground Parking Space, 24 Hour Concierge

Leasehold 966 Years Unexpired Service Charge: £8,000 per annum (approximately) Ground Rent: £350 per annum (approximately)

£1,350,000

Flat

3 Bedrooms



DEVONPORT, HYDE PARK, W2

Ref: 15959

A bright, beautifully presented family residence on 5th and 6th floors arranged as 3 bed 2 bath maisonette with a terrace overlooking tranquil communal garden.

The apartment benefits from tastefully presented interior, custom made kitchen with direct access to the terrace, calm colour coordinated interior of two bedrooms (master with en-suite) and a study. The property is located in this sought after purpose built block with added benefits of 24 hour concierge, communal garden and lift.

Devonport is brilliantly located for all amenities of West End just a short walk from Paddington station, Marble Arch tube station, Edgware Road, Oxford Street and the open spaces of Hyde Park.

3 Bedrooms, 2 Bathrooms, Reception Room, Kitchen, Terrace, Lifts, 24 Hour Concierge, Communal Gardens

Leasehold 61 Years Unexpired Service Charge: £10,800 per annum (approximately) Ground Rent: £600 per annum (approximately)

£1,450,000

Flat

4 Bedrooms



REGENTS PLAZA APARTMENTS, MAIDA VALE, Ref: 15807 NW6

A spacious four-bedroom apartment extending to 2,123 sq ft on the second floor (with a lift) of this popular portered block next to the Marriott Hotel and Bannatyne Health Club.

Regents Plaza Apartments is perfectly positioned for convenience and cosmopolitan living, with its enviable address where Maida Vale meets the transformation of Kilburn, next to St Johns Wood's wide tree-lined streets and picturesque canal of Maida Vale with all the excellent amenities nearby. The accommodation comprises a spacious reception room, 2 kitchens, four bathrooms and four bedrooms. Added benefits include a 24-hour concierge, CCTV, lifts, secure underground parking space, and access to the communal gardens. There is an extensive regeneration ongoing in the local area including Paddington, Crossrail, and Bakerloo line extension. The Underground and Overground are moments away, giving direct access to some of London's popular destinations, from Regents Park, Marylebone, Oxford Street, Hyde Park, Lords Cricket Ground, and the world-famous Abbey Studios.

Reception Room, Two Kitchens, Four Double Bedrooms, Four Bathrooms (2 En-Suite), Two WC, Heating and water included in service charge, Lift, Porters, Underground Parking

Leasehold 973 Years Unexpired Service Charge: £23,090 per annum (approximately) Ground Rent: £977 per annum (approximately)

£1,500,000

Flat

2 Bedrooms



GARRETT MANSIONS, PADDINGTON, W2 Ref: 15655

Garrett Mansions is located between the waterways of Little Venice and Fashionable Marylebone. This area is filled with boutiques and charming restaurants, all moments away from the stunning canals that this area is renowned for.

A selection of one, two, and three-bedroom apartments located on the 3rd, 4th, and 5th floor of Garrett Mansions, a new build development by the Berkeley Group and interior designed by Residential Land. The development boasts excellent facilities including a swimming pool, sauna, steam room, gym cinema room, conference rooms, and a dining room. There are two passenger lifts, an on-site building manager, a 24-hour concierge, and CCTV and video entry systems in every apartment. Transport links are excellent including a Zone one underground station within a two minute walk and Paddington station a nine minute walk away.

Apartments from £995000 to £1999500, Between 541 sq ft - 1024 sq ft, Ground Rent: £1 per sq ft, Service Charge: £5 per sq ft, Air Conditioning, Gardens, Balcony, Swimming Pool, Sauna, Steam Room, Gym - Studio Room, Cinema Media Room, Wifi, Video Entry Phone, 24-hour concierge, CCTV, Lift, Interior Designed, Central location
Leasehold 998 Years Unexpired Service Charge: TBC Ground Rent: TBC

£1,525,000

Flat

2 Bedrooms

**WEST END GATE, PADDINGTON, W2****Ref: 15644**

Garrett Mansions is located between the waterways of Little Venice and Fashionable Marylebone. This area is filled with boutiques and charming restaurants, all moments away from the stunning canals that this area is renowned for.

A selection of one, two, and three-bedroom apartments located on the 3rd, 4th, and 5th floor of Garrett Mansions, a new build development by the Berkeley Group and interior designed by Residential Land.

The development boasts excellent facilities including a swimming pool, sauna, steam room, gym cinema room, conference rooms, and a dining room. There are two passenger lifts, an on-site building manager, a 24-hour concierge, and CCTV and video entry systems in every apartment.

Transport links are excellent including a Zone one underground station within a two minute walk and Paddington station a nine minute walk away.

Apartments from £995000 to £1999500, Between 541 sq ft - 1024 sq ft, Ground Rent: £1 per sq ft, Service Charge: £5 per sq ft, Air Conditioning, Gardens, Balcony, Swimming Pool, Sauna, Steam Room, Gym - Studio Room, Cinema Media Room, Wifi, Video Entry Phone, 24-hour concierge, CCTV, Lift, Interior Designed, Central location
Leasehold 150 Years Unexpired Service Charge: TBC Ground Rent: TBC

£1,650,000

Flat

3 Bedrooms

**RICHBOURNE COURT, MARYLEBONE, W1****Ref: 16046**

Richbourne Court is a modern 24 hour Portered building with communal gardens, situated behind Edgware Road being very close to Marble Arch and Hyde Park with Oxford Street and all its excellent transport and shopping facilities close by.

This spacious third floor three bedroomed apartment is offered in excellent condition throughout and has views towards the communal gardens with a balcony off the Reception room, also benefiting from a lift, 24 hour porter and secure underground parking space.

3 Bedrooms, Bathroom, En-suite Bathroom, Kitchen, Reception Room, 24hr porter, Balcony, 1 Parking Space, Lift

Leasehold 101 Years Unexpired Service Charge: £12,000 per annum (approximately) Ground Rent: £300 per annum (approximately)

£1,700,000

Flat

3 Bedrooms

**THE WATER GARDENS, HYDE PARK, W2****Ref: 15751**

A wonderful opportunity to purchase this split level 3 bedroom apartment (1586 sq/ft) located on the ninth and tenth floor of this extremely popular gated development.

The accommodation comprises of double reception room, kitchen, three double bedrooms, three ensuite bathrooms separate cloakroom, and a balcony. Added benefits include 24-hour concierge, lifts, and communal gardens. The Water Gardens is brilliantly located just a short walk from Marble Arch tube station, Paddington, Edgware Road, Oxford Street, and the open spaces of Hyde Park.

Split level Double Reception Room, Kitchen, Three Double Bedrooms, Three Ensuite Bathrooms, Cloakroom, Balcony, Lifts, Communal Gardens, Gated

Leasehold 153 Years Unexpired Service Charge: £16,000 per annum (approximately) Ground Rent: £200 per annum (approximately)

£1,966,000

Flat

1 Bedroom

**W1 PLACE, MAYFAIR, W1****Ref: 15731**

A magnificent fifth-floor apartment in this avant-garde development comprises one bedroom, one bathroom and open plan living/kitchen/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, GreatPortland 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.

Bedroom, Bathroom, Reception Room, Kitchen

Leasehold 900 Years Unexpired Service Charge: £3,955 per annum (approximately) Ground Rent: £750 per annum (approximately)

£1,999,500

Flat

3 Bedrooms

**WEST END GATE, PADDINGTON, W2****Ref: 15646**

Garrett Mansions is located between the waterways of Little Venice and Fashionable Marylebone. This area is filled with boutiques and charming restaurants, all moments away from the stunning canals that this area is renowned for.

A selection of one, two, and three-bedroom apartments located on the 3rd, 4th, and 5th floor of Garrett Mansions, a new build development by the Berkeley Group and interior designed by Residential Land. The development boasts excellent facilities including a swimming pool, sauna, steam room, gym cinema room, conference rooms, and a dining room. There are two passenger lifts, an on-site building manager, a 24-hour concierge, and CCTV and video entry systems in every apartment. Transport links are excellent including a Zone one underground station within a two minute walk and Paddington station a nine minute walk away.

Apartments from £995000 to £1999500, Between 541 sq ft - 1024 sq ft, Ground Rent: £1 per sq ft, Service Charge: £5 per sq ft, Air Conditioning, Gardens, Balcony, Swimming Pool, Sauna, Steam Room, Gym - Studio Room, Cinema Media Room, Wifi, Video Entry Phone, 24-hour concierge, CCTV, Lift, Interior Designed, Central location
Leasehold 150 Years Unexpired Service Charge: TBC Ground Rent: TBC

£1,999,500

Flat

3 Bedrooms

**GARRETT MANSIONS, PADDINGTON, W2****Ref: 15656**

Garrett Mansions is located between the waterways of Little Venice and Fashionable Marylebone. This area is filled with boutiques and charming restaurants, all moments away from the stunning canals that this area is renowned for.

A selection of one, two, and three-bedroom apartments located on the 3rd, 4th, and 5th floor of Garrett Mansions, a new build development by the Berkeley Group and interior designed by Residential Land. The development boasts excellent facilities including a swimming pool, sauna, steam room, gym cinema room, conference rooms, and a dining room. There are two passenger lifts, an on-site building manager, a 24-hour concierge, and CCTV and video entry systems in every apartment. Transport links are excellent including a Zone one underground station within a two minute walk and Paddington station a nine minute walk away.

Apartments from £995000 to £1999500, Between 541 sq ft - 1024 sq ft, Ground Rent: £1 per sq ft, Service Charge: £5 per sq ft, Air Conditioning, Gardens, Balcony, Swimming Pool, Sauna, Steam Room, Gym - Studio Room, Cinema Media Room, Wifi, Video Entry Phone, 24-hour concierge, CCTV, Lift, Interior Designed, Central location
Leasehold 150 Years Unexpired Service Charge: TBC Ground Rent: TBC

£2,600,000

Flat

3 Bedrooms

**RAYNHAM, HYDE PARK, W2****Ref: 15778**

An UNMODERNISED lateral penthouse apartment extending to 1560 sq ft, located on the 12th floor (top with lift) with far reaching views of the London skyline towards Hyde Park from one of the most prestigious and sought after residential blocks "Raynham" on the Hyde Park Estate.

Raynham benefits from 24 hour concierge/security, CCTV and is conveniently located within walking distance to Marble Arch, Edgware Road and Paddington tube/train stations and the shops and department stores of Oxford Street and the green open spaces and Serpentine of Hyde Park.

Reception Room, Kitchen, Three Bedrooms, Dressing Room, Two En Suite Bathroom/Shower, Shower Room, 24 hour Concierge/Security, Lifts
Share Freehold

£2,693,000

Flat

2 Bedrooms

**W1 PLACE, MAYFAIR, W1****Ref: 15696**

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.

This two-bedroom apartment on the first floor is approximately 1051 sq. ft. Practical completion of this prestigious project is anticipated for quarter three/four of 2023. 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.

2 Bedrooms, Shower Room, En Suite Bathroom, Reception Room, Kitchen, Balcony, Lift, Porter

Leasehold 900 Years Unexpired Service Charge: £7,357 per annum (approximately) Ground Rent: £1,250 per annum (approximately)

£2,750,000

Flat

4 Bedrooms

**BRYANSTON COURT, MARYLEBONE, W1H****Ref: 15934**

A four-bedroom apartment on the 6th floor of one of Marylebone's finest mansion blocks.

Situated within this prestigious 24-hour portered building Bryanston Court is located on George Street close to Bryanston Square ideally located for the boutique shops and restaurants of both the Portman and Marylebone Village. It is also within easy reach of the green open spaces of both Regent's and Hyde Park. Nearby transport links include Baker Street (Metropolitan, Bakerloo, Circle, Hammersmith & City and Jubilee Lines) Marble Arch (Central Line) underground stations and Marylebone Train Station (National Rail and Bakerloo).

Reception Room, Kitchen, Four Bedrooms, Three Bathrooms, Guest WC, 24 Hour Concierge, Lifts

Leasehold 137 Years Unexpired Service Charge: £10,000 per annum (approximately) Ground Rent: TBC

£2,840,000

Flat

2 Bedrooms

**W1 PLACE, MAYFAIR, W1****Ref: 15699**

A magnificent third floor (with lift) apartment in this avant-garde development comprises two bedrooms, one with en suite bathroom, a separate shower room, and an 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.

2 Bedrooms, Shower Room, En Suite Bathroom, Reception Room, Kitchen, Lift

Leasehold 900 Years Unexpired Service Charge: £6,237 per annum (approximately) Ground Rent: £1,250 per annum (approximately)

£2,998,000

Flat

2 Bedrooms

**W1 PLACE, MAYFAIR, W1****Ref: 15889**

A magnificent second floor (with lift) apartment in this avant-garde development comprises two bedrooms, one with en suite bathroom, a separate shower room, and an 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.

2 Bedrooms, Shower Room, En Suite Bathroom, Reception Room, Kitchen, Lift

Leasehold 900 Years Unexpired Service Charge: £6,237 per annum (approximately) Ground Rent: £1,250 per annum (approximately)

£2,998,000

Flat

2 Bedrooms

**GREAT PORTLAND STREET, MARYLEBONE, W1 Ref: 15890**

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.

This two-bedroom apartment on the seventh floor is approximately 826 sq. ft. Practical completion of this prestigious project is anticipated for quarter four of 2023. Unifying Marylebone and Fitzrovia, the area has a rich heritage of illustrious residents from the Beatles, and 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. This magnificent avant-garde development comprises a mixture of one, two, and three-bedroom, luxury apartments of varying sizes. There is easy access from Great Portland to Paddington, Marylebone, and Baker Street stations.

2 Bedrooms, Shower Room, En Suite Bathroom, Reception Room, Kitchen, Balcony, Lift, Porter

Leasehold 999 Years Unexpired Service Charge: TBC Ground Rent: TBC

£3,155,000

Flat

3 Bedrooms

**PRINCIPAL TOWER, SHOREDITCH, EC2A Ref: 15718**

A selection of 1, 2, 3 bedroom apartments and a Penthouse for sale in the iconic new Principal Tower in Shoreditch. These stunning high specification apartments are the best in modern, luxurious living. Each apartment features open-plan living areas, bespoke contemporary kitchens with integrated Miele appliances. Bedrooms and bathrooms are fitted to the highest standard with bespoke fixtures and modern interiors. Residents will also enjoy the benefits of a pool, spa, state-of-the-art gym, cinema, 24-hour concierge, and residents Lounge.

Principal Tower has stunning panoramic views across the skyline of the City of London and has easy access to five major transport hubs within walking distance of the development. The development is located just a short distance from several transport links including Liverpool Street station, providing access to both Underground and Rail Services for commutes to key destinations.

High Spec Luxury Apartments, Walking Distance from Liverpool Street Station, 24 Hour Concierge, Gymnasium, Swimming Pool, Spa, Sauna Steam and Jacuzzi, Private Terraces, Cinema Room, Foster & Partners Exterior and Interior design, Parking Available

Leasehold 987 Years Unexpired Service Charge: £12,410 per annum (approximately) Ground Rent: £750 per annum (approximately)

£3,208,000

Flat

2 Bedrooms

**W1 PLACE, MAYFAIR, W1****Ref: 15730**

A magnificent sixth-floor apartment in this avant-garde development comprises one bedroom, one bathroom and open plan living/kitchen/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, GreatPortland 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.

2 Bedroom, Bathroom, Reception Room, Kitchen, Balcony

Leasehold 900 Years Unexpired Service Charge: £6,237 per annum (approximately) Ground Rent: £1,250 per annum (approximately)

£5,165,000

Flat

2 Bedrooms

**MARYLEBONE SQUARE, MARYLEBONE, W1****Ref: 15690**

Marylebone Square is one of London's most sought-after locations, 54 private lateral apartments self-contained within a beautifully designed building.

Marylebone Square is a rare opportunity to be part of the provenance of aristocratic estates in Central London. A contemporary take on a classic London mansion, it is an intuitively designed building that slots into the urban fabric of Marylebone. Set over five floors, Marylebone Square houses just 54 one to three-bedroom apartments. All apartments have been designed from a central atrium which is the centerpiece of the building and allows for every apartment to have a dual aspect. The residences are refined, elegant, and intuitively designed; each apartment is generously spacious yet warmly intimate. Created by developers, Concord London and Simon Bowden Architects, all residences benefit from floor-to-ceiling windows and glass sliding doors giving each space a bright and capacious feel. Additional features include 24-hour concierge service. Marylebone Square has an estimated completion of 2021 and complies with a 10-year build warranty by NHBC. Marylebone is a rare find. With more charm than Fitzrovia and more diversity than Mayfair, it has always boarded more character than its neighbors. Its proximity to Oxford Street and Regents Park sit in contrast to its leafy surrounding and village-like intimacy. At Marylebone Square, you are perfectly placed. You can easily get to Paddington, Marylebone, and Baker Street.

2 Bedrooms, 2 En Suite Bathrooms, Guest Cloakroom, Reception Room, Study, Kitchen, Balcony, Lift, Parking, 24 Hour Concierge

Leasehold 999 Years Unexpired Service Charge: £9,943 per annum (approximately) Ground Rent: £1,250 per annum (approximately)

£5,380,000

Flat

2 Bedrooms

**MARYLEBONE SQUARE, MARYLEBONE, W1****Ref: 15689**

Marylebone Square is one of London's most sought-after locations, 54 private lateral apartments self-contained within a beautifully designed building.

Marylebone Square is a rare opportunity to be part of the provenance of aristocratic estates in Central London. A contemporary take on a classic London mansion, it is an intuitively designed building that slots into the urban fabric of Marylebone. Set over five floors, Marylebone Square houses just 54 one to three-bedroom apartments. All apartments have been designed from a central atrium which is the centerpiece of the building and allows for every apartment to have a dual aspect. The residences are refined, elegant, and intuitively designed; each apartment is generously spacious yet warmly intimate. Created by developers, Concord London and Simon Bowden Architects, all residences benefit from floor-to-ceiling windows and glass sliding doors giving each space a bright and capacious feel. Additional features include 24-hour concierge service. Marylebone Square has an estimated completion of 2021 and complies with a 10-year build warranty by NHBC. Marylebone is a rare find. With more charm than Fitzrovia and more diversity than Mayfair, it has always boarded more character than its neighbors. Its proximity to Oxford Street and Regents Park sit in contrast to its leafy surrounding and village-like intimacy. At Marylebone Square, you are perfectly placed. You can easily get to Paddington, Marylebone, and Baker Street.

2 Bedrooms, 2 En Suite Bathrooms, Guest Cloakroom, Reception Room, Study, Kitchen, Balcony, Lift, Parking, 24 Hour Concierge

Leasehold 999 Years Unexpired Service Charge: £10,109 per annum (approximately) Ground Rent: £1,250 per annum (approximately)

£5,525,000

Flat

2 Bedrooms

**MARYLEBONE SQUARE, MARYLEBONE, W1****Ref: 15894**

Marylebone Square is one of London's most sought-after locations, 54 private lateral apartments self-contained within a beautifully designed building.

Marylebone Square is a rare opportunity to be part of the provenance of aristocratic estates in Central London. A

a contemporary take on a classic London mansion, it is an intuitively designed building that slots into the urban fabric of Marylebone. Set over five floors, Marylebone Square houses just 54 one to three-bedroom apartments. All apartments have been designed from a central atrium which is the centerpiece of the building and allows for every apartment to have a dual aspect. The residences are refined, elegant, and intuitively designed; each apartment is generously spacious yet warmly intimate. Created by developers, Concord London and Simon Bowden Architects, all residences benefit from floor-to-ceiling windows and glass sliding doors giving each space a bright and capacious feel. Additional features include 24-hour concierge service. Marylebone Square has an estimated completion of 2021 and complies with a 10-year build warranty by NHBC. Marylebone is a rare find. With more charm than Fitzrovia and more diversity than Mayfair, it has always

boarded more character than its neighbors. Its proximity to Oxford Street and Regents Park sit in contrast to its leafy surrounding and village-like intimacy. At Marylebone Square, you are perfectly placed. You can easily get to Paddington, Marylebone, and Baker Street.

2 Bedrooms, 2 En Suite Bathrooms, Guest Cloakroom, Reception Room, Study, Kitchen, Balcony, Lift, Parking, 24 Hour Concierge

Leasehold 999 Years Unexpired Service Charge: £10,089 per annum (approximately) Ground Rent: £1,250 per annum (approximately)

£6,000,000

Flat

2 Bedrooms

**MARYLEBONE SQUARE, MARYLEBONE, W1****Ref: 15892**

Marylebone Square is one of London's most sought-after locations, 54 private lateral apartments self-contained within a beautifully designed building.

Marylebone Square is a rare opportunity to be part of the provenance of aristocratic estates in Central London. A

a contemporary take on a classic London mansion, it is an intuitively designed building that slots into the urban fabric of Marylebone. Set over five floors, Marylebone Square houses just 54 one to three-bedroom apartments. All apartments have been designed from a central atrium which is the centerpiece of the building and allows for every apartment to have a dual aspect. The residences are refined, elegant, and intuitively designed; each apartment is generously spacious yet warmly intimate. Created by developers, Concord London and Simon Bowden Architects, all residences benefit from floor-to-ceiling windows and glass sliding doors giving each space a bright and capacious feel. Additional features include 24-hour concierge service. Marylebone Square has an estimated completion of 2021 and complies with a 10-year build warranty by NHBC. Marylebone is a rare find. With more charm than Fitzrovia and more diversity than Mayfair, it has always

boarded more character than its neighbors. Its proximity to Oxford Street and Regents Park sit in contrast to its leafy surrounding and village-like intimacy. At Marylebone Square, you are perfectly placed. You can easily get to Paddington, Marylebone, and Baker Street.

Freehold

£9,900,000

Flat

3 Bedrooms

**PRINCIPAL TOWER, SHOREDITCH, EC2A****Ref: 15729**

A 3 bedroom, 3 bathroom apartment set on the 48th floor with access to 2 terraces. Residents will be greeted by the friendly 24-hour concierge, also benefitting from a range of amenities that include a lap pool, spa, a state-of-the-art gym, cinema, and a private residents lounge. There are subterranean bicycle storage available and opportunities for car parking which is accessed by two state-of-the-art car lifts for additional security.

Principal Tower overlooks the heart of the City of London and has easy access to five major transport hubs within walking distance of the development. The development is located just a short distance from several transport links including Liverpool Street station, providing access to both Underground and Rail Services for commutes to key destinations.

3 Bedrooms, 3 Bathrooms, 2 Powder Rooms, 2 Reception Rooms/Dining Rooms, 2 Kitchens, 2 Terraces, Concierge, Residents' Leisure Facilities, Parking available

Leasehold 987 Years Unexpired Service Charge: £24,267 per annum (approximately) Ground Rent: £1,000 per annum (approximately)