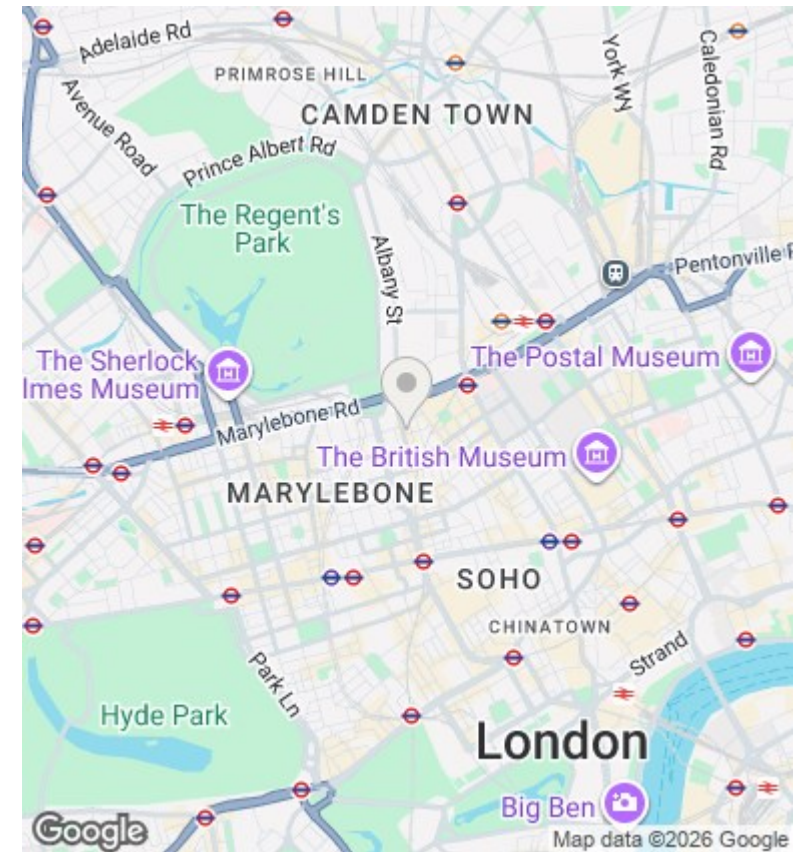
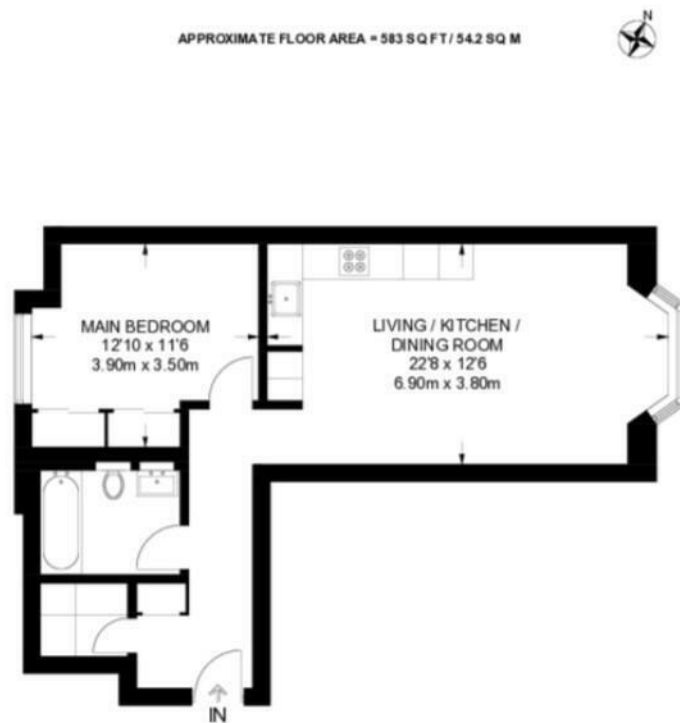




## Apartment A402, 204 Great Portland Street, London, W1W 5QQ

Price £1,685,000

- Brand new 1 bedroom luxury apartment situated on the 1st floor
- Under floor heating throughout
- Excellent connectivity across London
- Engineered oak timber flooring throughout
- Modern kitchens with integrated appliances
- Access to Great Portland Street station.
- Beautiful full height windows
- Exclusive access to concierge and roof terrace



## Directions

## Viewings

Viewings by arrangement only. Call 020 3890 3111 to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |