

# Flat 4, 3-4 Great Marlborough Street, W1

This brand new distinctive penthouse occupies the entire top two floors (4th & 5th) of a handsome building on one of Soho's most prominent streets. Perfectly crafted to maximise space and light, this spacious apartment features a huge dual aspect reception room combined with a bespoke open plan Leicht kitchen. Doors lead out onto a large private decked terrace. The 5th floor accommodates four double bedrooms, two bathrooms and two shower rooms. From here stairs lead up to a stunning private roof terrace with outstanding views across London. The property benefits from comfort cooling and underfloor heating to all living areas and bedrooms. Other features include high ceilings, full-height doors, oak floors, bespoke joinery, and feature fireplaces. Entry is via direct lift access. Great Marlborough Street offers unrivalled access to London's most exciting neighbourhood, surrounded by a positive feast of world renowned restaurants, shopping, galleries and theatres. You are also strolling distance to Oxford Circus Station and the forthcoming Cross Rail Station at Tottenham Court Road.



4 Bedrooms : 2 Bathrooms : 2 Shower Rooms : Reception Room : Kitchen : Study : Guest WC :  
Terrace : EPC Rating C

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**Photographs**



**Front Elevation**



**Street View**



**Common Parts**



**Terrace**



**Roof Terrace**



**WC**



Reception Room Aspect I



Reception Room Aspect II



Kitchen



Bedroom I



Bedroom II



Bedroom III



**Bedroom IV**



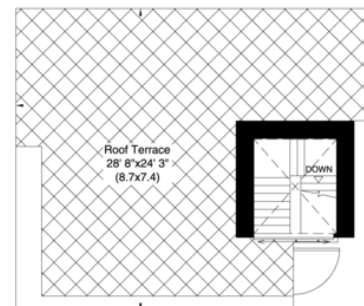
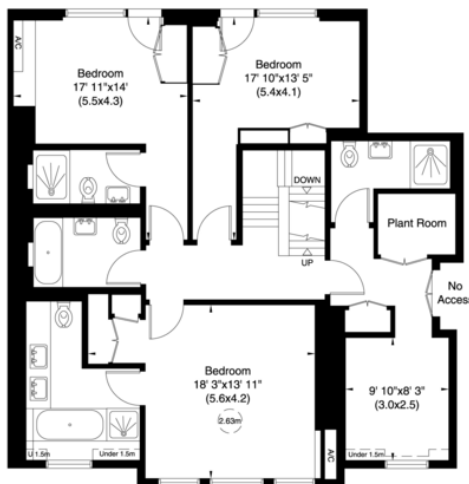
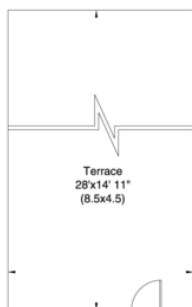
**Bathroom**

## Great Marlborough Street, W1

Gross internal area (approx.)  
 219 Sq m (2360 Sq ft) Including Under 1.5m  
 218 Sq m (2350 Sq ft) Excluding Under 1.5m  
 Terrace area (approx.)  
 40 Sq m (427 Sq ft)  
 Roof Terrace area (approx.)  
 51 Sq m (554 Sq ft)

Please note above figures include the Lift  
 For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Street Map Extract

