



# Rathbone Place, Fitzrovia, W1T

Asking Price: £2,595,000

 Benham  
& Reeves

# Rathbone Place, Fitzrovia, W1T

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Stylish two/three bedroom apartment (two double bedrooms & one study) situated in the heart of Central London - Fitzrovia.

Set on the third floor, this impeccable 1,086 Square Foot (Approx) apartment comprises a very large open-plan double reception room with dining space and floor-to-ceiling windows, affording abundant natural daylight to the property. There's a fully fitted modern kitchen with built-in well-known appliances (including add-on feature: wine cooler), Large main bedroom with walk-in closet, cream stone finish, double en-suite bathroom with additional double walk-in shower, second double bedroom with built-in storage, further family double shower room, third bedroom/study with direct access to the reception, large private balcony (89 Sq Ft) accessible from the main bedroom & reception room.

The property has further benefits, including parking, air conditioning, underfloor heating, an air ventilation system, ceiling speakers, an iDevice-controllable home automation system, double-glazed windows, hardwood floors in the reception room, luxury comfort carpet in the bedrooms, and a good-sized hallway with a separate utility room. The residents also enjoy 24-hour security, concierge, CCTV, lift access, meeting lounge, residents' lounge, a beautiful swimming pool in Mediterranean blue, sauna, steam room, a top-end, fully equipped on-site gym facility, wine cellar, and a high-spec cineplex (personal Blu-ray disc on demand).

The property is located in one of the most enviable locations in London, moments from the designer and high-street shops of Oxford Street. Other nearby amenities include a selection of theatres, lively bars, nightclubs, restaurants and cafes. The property enjoys easy access to a number of transport stations, with Tottenham Court Road, Oxford Circus, and Goodge Street underground stations close by (Bakerloo, Central, Northern & Victoria Lines). There are also plenty of local buses available along Oxford Street.



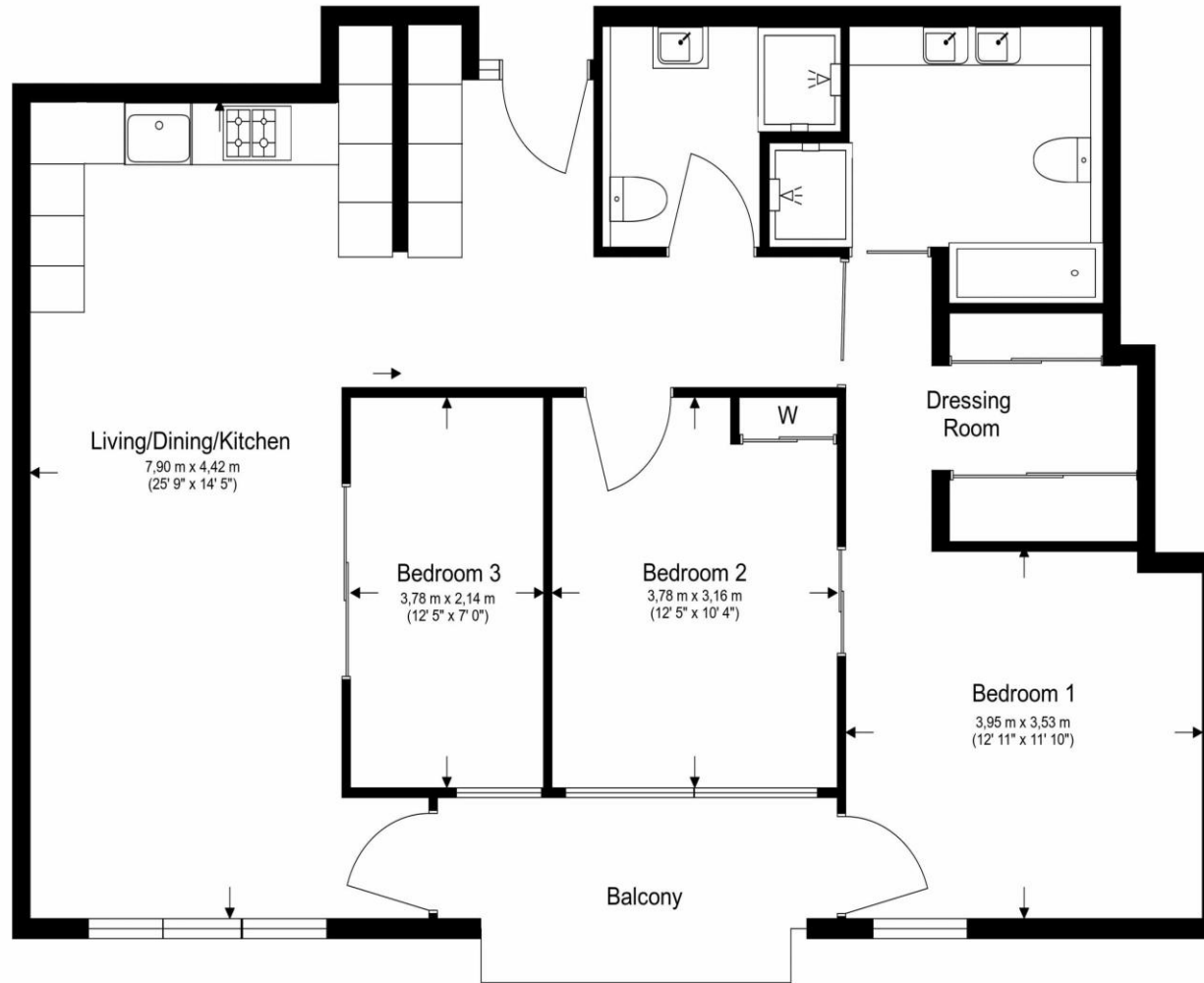


## Property Features:

- Parking
- Two/Three Bedrooms
- Two Bathrooms
- 1,086 Square Feet (Approx.)
- Air Conditioning and Underfloor Heating
- Double Reception Room and Modern Kitchen
- Private Balcony
- 24 Concierge Service
- Residents' Gym / Swimming Pool / Gardens / Wine Storage and Tasting Room
- Oxford Circus Station (Zone 1)



Total Gross Internal Area  
100.9 Sq/m - 1,086 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	88	88
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	90	90
	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£2,595,000
Tenure:	Leasehold Expires 22/12/3013 Approximately 987 Years Remaining
Ground Rent:	£1,000.00 (per annum) Review Period: 25 Years Next Review: 2043
Service Charge:	£21,856.30 (per annum) To September 2026
Anticipated Rent:	£6,500.00 pcm Approx. 3 % Yield

## Viewings:

All viewings are by appointment only through our Hyde Park Office.

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