



**Rathbone Square, W1T 1AA**  
**Guide Price £950,000**

**coopers**  
OF LONDON EST. 1986



# Rathbone Square, W1T

- Brand new
- Studio / 1 bedroom apartment
- 24 hour concierge
- Gym
- Cinema room
- Due to complete in Q1 2017
- Balcony
- High specification
- Great location
- 999 years leasehold

**Brand new first floor studio / 1 bedroom apartment located within this fantastic new development on Rathbone Square, W1T.**

**Due to complete in the first quarter of 2017, the property comprises of approximately 480sq ft of internal living space. The property will also benefit from a large 137sq ft balcony.**

**Rathbone Square has been designed to offer a tranquil and peaceful environment for its residents' whilst being ideally located in the centre of London.**


**Moments from Oxford Street and located in the heart of London's West End, Rathbone Square is ideal for transport links in and around London with The City and West London being just 10 minutes away via the underground.**


**Residents will benefit from access to a 24 hour concierge, beautiful gardens, residents' lounge, wine storage and tasting room, screening room, gymnasium, swimming pool, sauna and steam room.**







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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
London, W1T 4JB  
[info@coopersoflondon.co.uk](mailto:info@coopersoflondon.co.uk)

**0207 580 9658**

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