

## Rathbone Place, London, W1T



**£1,350,000**

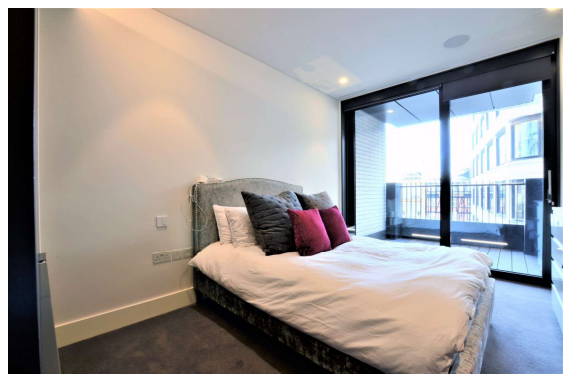
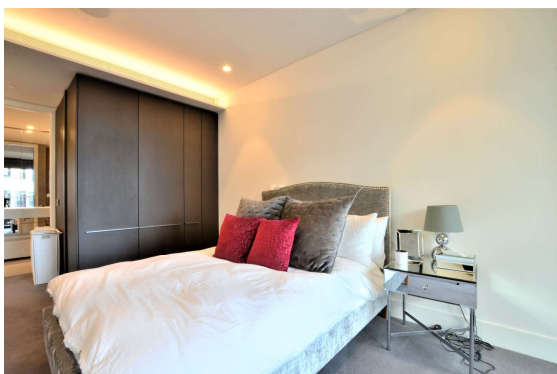
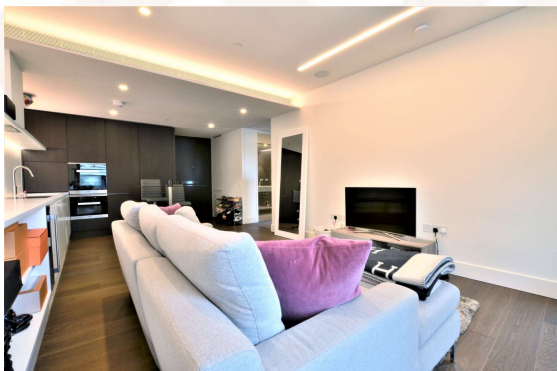
Oudini Estates are pleased to offer this stunning, brand new apartment located in Great Portland Estates' new development.

The property benefits from one large bedroom with a private balcony access, an open plan kitchen / living area and a bathroom. Residents will benefit from access to beautiful gardens, residents' lounge, wine storage and tasting room, screening room, gym, swimming pool, sauna and steam room with 24 hour concierge.

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

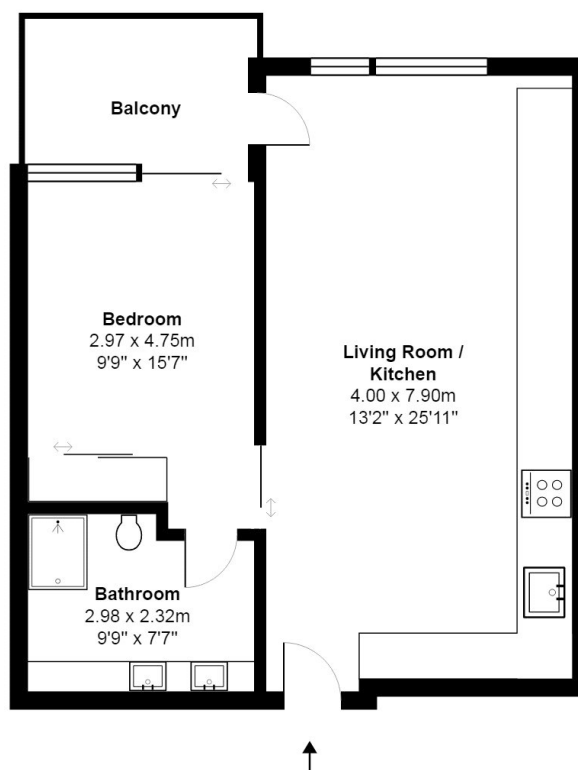
## This property benefits from:

- Bedroom
- Shower Room
- Reception Room
- Kitchen
- Balcony
- 24-hour Concierge
- Residents Gym
- Residents Lounge









Third Floor, Rathbone Square

Total Area: 54.5 m<sup>2</sup> ... 587 ft<sup>2</sup> (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other times are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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 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		
England & Wales	EU Directive 2002/91/EC	

**THE PROPERTY MISDESCRIPTIONS ACT 1991:** Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Oudini Estates Ltd cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.