



# Rathbone Place

London, W1T

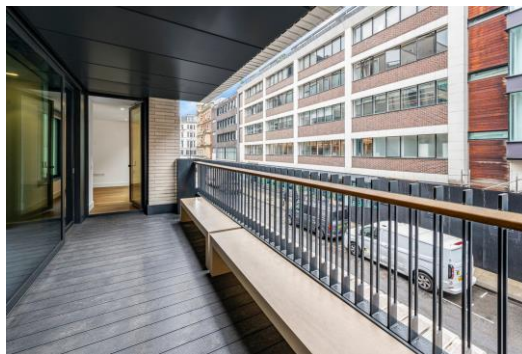
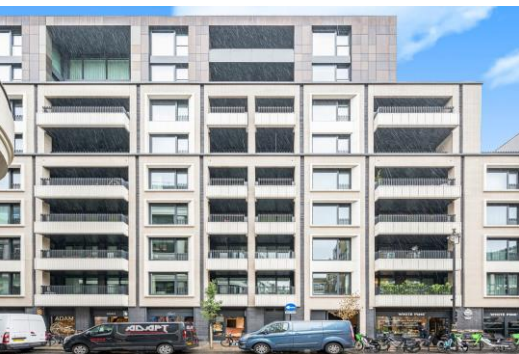
Asking Price £2,990,000

In the heart of one of London's most coveted postcodes, where Georgian terraces whisper tales of literary giants and coffee houses buzz with creative energy, stands a testament to contemporary luxury living. This isn't just another apartment—it's the next chapter in Fitzrovia's rich narrative of innovation and refinement.

Step into 1,572 square feet of meticulously designed space where every detail serves your sophisticated lifestyle. Three generously proportioned bedrooms, each with en-suite facilities, provide the perfect sanctuary for rest or accommodate visiting clients and family with equal elegance. The principal reception area flows seamlessly for both intimate dinners and larger gatherings—essential when your network spans continents.

The private balcony extends your living space outdoors, offering respite from London's intensity while maintaining your connection to the city's pulse. Italian marble surfaces and integrated climate control systems ensure every moment at home feels effortlessly refined.

**CHESTERTONS**



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- 24/7 CONCIERGE
- 3BEDROOMS 3 BATHROOMS
- SWIMMING POOL, GYM, SPA & CINEMA
- PRIVATE BALCONY & COMMUNAL GARDEN
- WINE STORAGE AND RESIDENCE LOUNGE
- UNDER FLOOR HEATING AND AIR COOLING

Time is your most precious commodity. Rathbone Place's comprehensive amenity package eliminates life's friction points while elevating your daily experience. The 24/7 concierge manages everything from dry cleaning to restaurant reservations, while the swimming pool, spa, and state-of-the-art gymnasium provide stress relief without stepping foot outside.



When you need to decompress or entertain, the private cinema offers intimate screenings, while the dedicated wine storage facilities protect your collection. The communal gardens provide a rare slice of tranquillity in Zone 1, perfect for morning coffee or evening calls with international colleagues across time zones.

Location remains the ultimate luxury, and Fitzrovia delivers unparalleled connectivity. Your morning commute shrinks to a pleasant walk to Goodge Street, Tottenham Court Place, or Warren Street stations, connecting you to the City, Canary Wharf, and Heathrow with remarkable efficiency. Oxford Street's flagship stores sit on your doorstep, while the West End's cultural offerings provide world-class entertainment within walking distance.

Yet beyond the convenience lies Fitzrovia's enduring appeal to London's creative and financial elite. This isn't just a prestigious address—it's a community where innovation meets tradition, where tech entrepreneurs dine alongside art dealers, and where your neighbours understand the demands of global success.

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**Tenure:** Leasehold 992 years

**Service Charge:** £30,000

**Ground Rent:** £1,000

**Local Authority:**

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### *Chestertons Covent Garden Sales*

196 Shaftesbury Avenue

London

WC2H 8JF

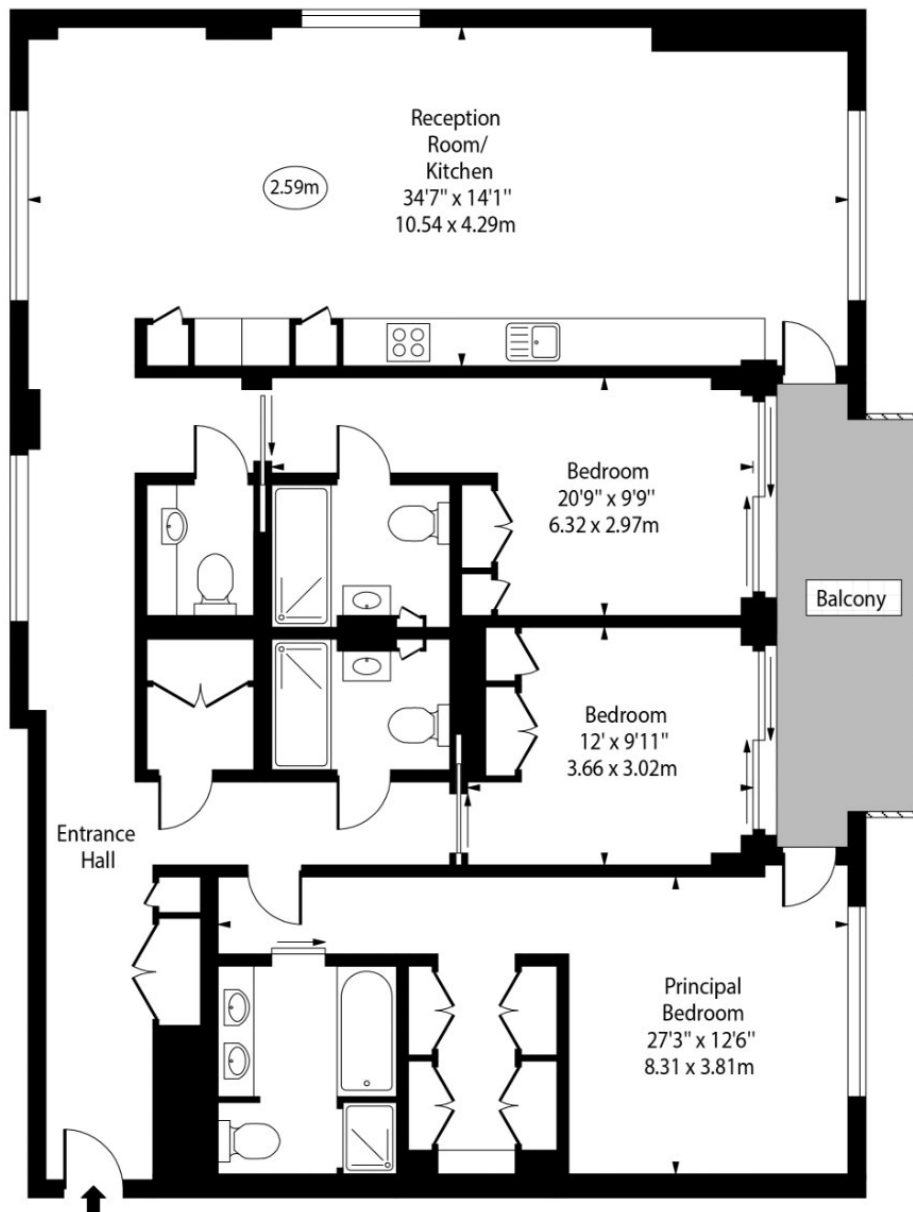
coventgarden@chestertons.co.uk

020 3040 8300

[chestertons.co.uk](https://www.chestertons.co.uk)

# Rathbone Place

○ - Ceiling Height



First Floor

Approx Gross Internal Area 1580 Sq Ft - 146.78 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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