



**Clipstone Street, W1W**  
**£500,000**

**Dexters**



## Clipstone Street, W1W

An exceptional studio apartment extending to approximately 570 sq ft (52 sq m), set within a sleek modern building moments from the University of Westminster and UCL. Offers the rare opportunity to create a separate bedroom area without compromising space.

Designed for stylish, flexible living. The apartment is finished to a high contemporary standard, featuring elegant wood flooring, clean architectural lines, and modern fittings throughout. The expansive studio room effortlessly accommodates distinct living, dining, study, and sleeping zones, making it ideal for both entertaining and everyday living. A refined full bathroom is complemented by a dedicated utility room with washing machine, tumble dryer, trouser press, and additional storage a premium and practical luxury rarely found in studio living. A superb central London residence offering space, sophistication, and versatility in an enviable location.

Conveniently located for the world class amenities of Marylebone High Street and the eateries of Charlotte Street. Local transport links are sited at Goodge Street and Great Portland Street.

### Features

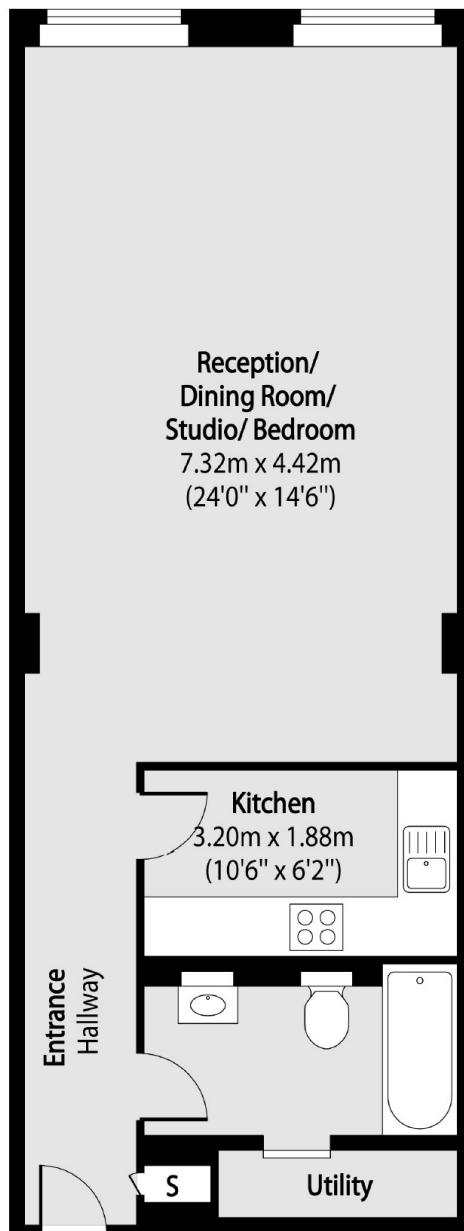
- Video Entry Phone
- Wood Floors
- Lease 150 yrs from 2009
- Close To University
- Modern Building
- Heating and hot water included





# Clipstone Street, London, W1W

## Ground Floor



Total area (approx): 52.95 sq m (570 sq. ft)

# Dexters

Marylebone  
53-55 Weymouth Street  
London  
W1G 8NJ  
Sales  
020 7224 5544

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated  
Estate Agent  
and Letting Agent

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