



MARKET PLACE

Fitzrovia, W1W



STUNNING OPEN SPACES

A bright, top floor apartment with great volumes in prime Fitzrovia location.


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Local Authority: City of Westminster
Council Tax band: H
Tenure: Leasehold, approximately 105 years remaining
Ground rent: £250 per annum*
Service charge: £24,000 per annum*

Guide price: £2,950,000



STYLISH LIVING EXPERIENCE

This stylish home showcases a large open reception, dining room, and kitchen with the option to separate the kitchen with pocket doors. The kitchen features fully integrated Gaggenau appliances and a breakfast island.

*We haven't been unable to confirm the review period of the service and ground rent.





SPECTACULAR VIEWS OVER LONDON

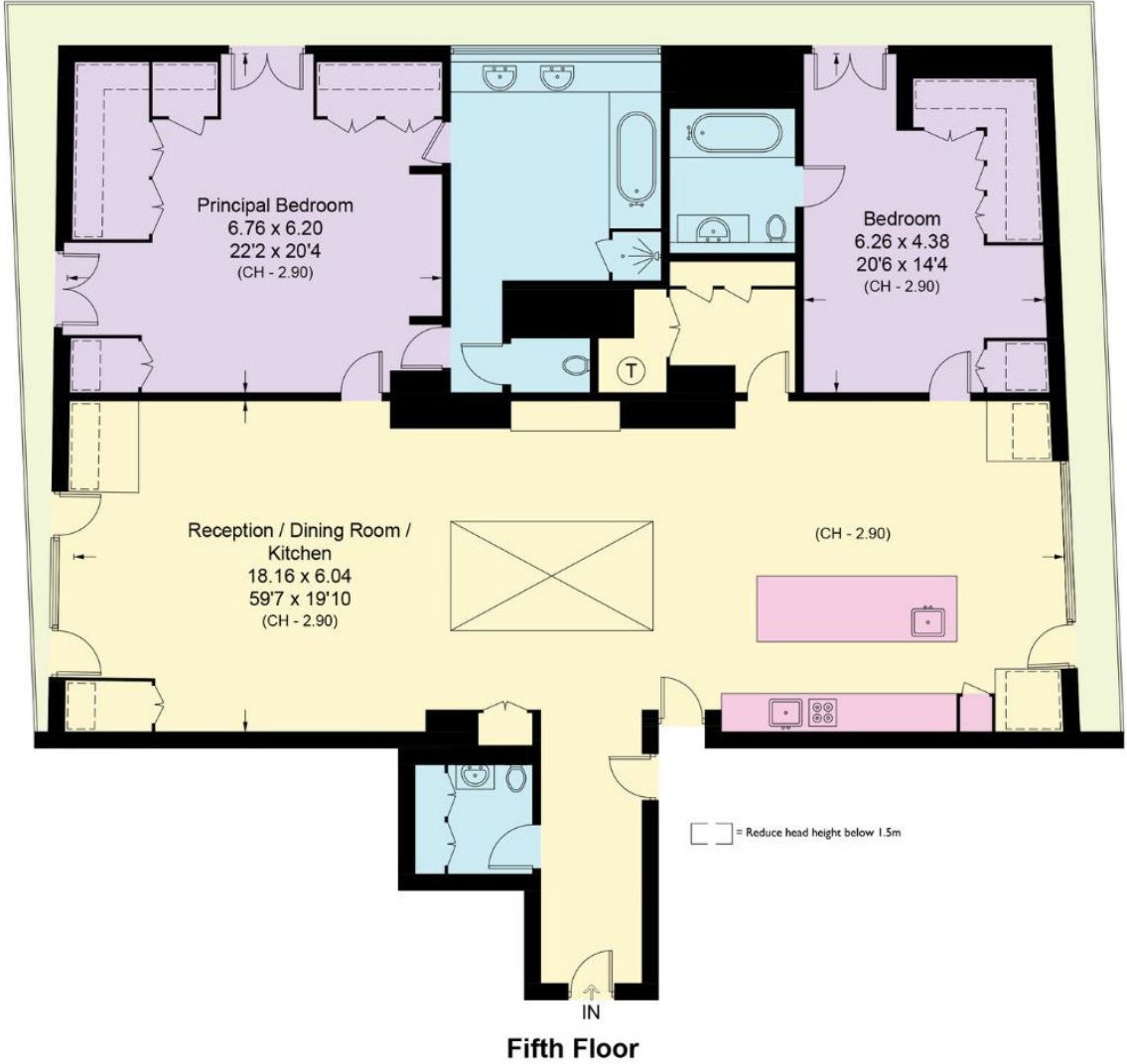
The principal bedroom has built in wardrobes and an en suite bathroom featuring a double sink, a bathtub and a shower. There is also a second bedroom with built in wardrobes and en suite bathroom. The property further benefits from a wraparound balcony, offering enviable views over central London.



PRIME LOCATION

Orwell Studios is a highly sought-after development just behind Oxford Street. It is ideal for the boutique shops and restaurants of surrounding Marylebone, Fitzrovia, Mayfair and Soho, and it has excellent transport links from the nearby Oxford Circus station.





Approximate Gross Internal Area = 232.5 sq m / 2,503 sq ft
Including Limited Use Area = 11.4 sq m / 123 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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