



## BOLSOVER STREET

London, W1W





# EXPERIENCE MODERN ELEGANCE

Exceptional duplex penthouse located on Bolsover Street. Spanning the top two floors, this property offers a blend of contemporary design and sophisticated living.

  
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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 987 years remaining

Ground rent: £500 per annum, reviewed every year, next deview due 2025

Service charge: £15.000 per annum, reviewed every year, next review due 2025

Guide price: £4,250,000





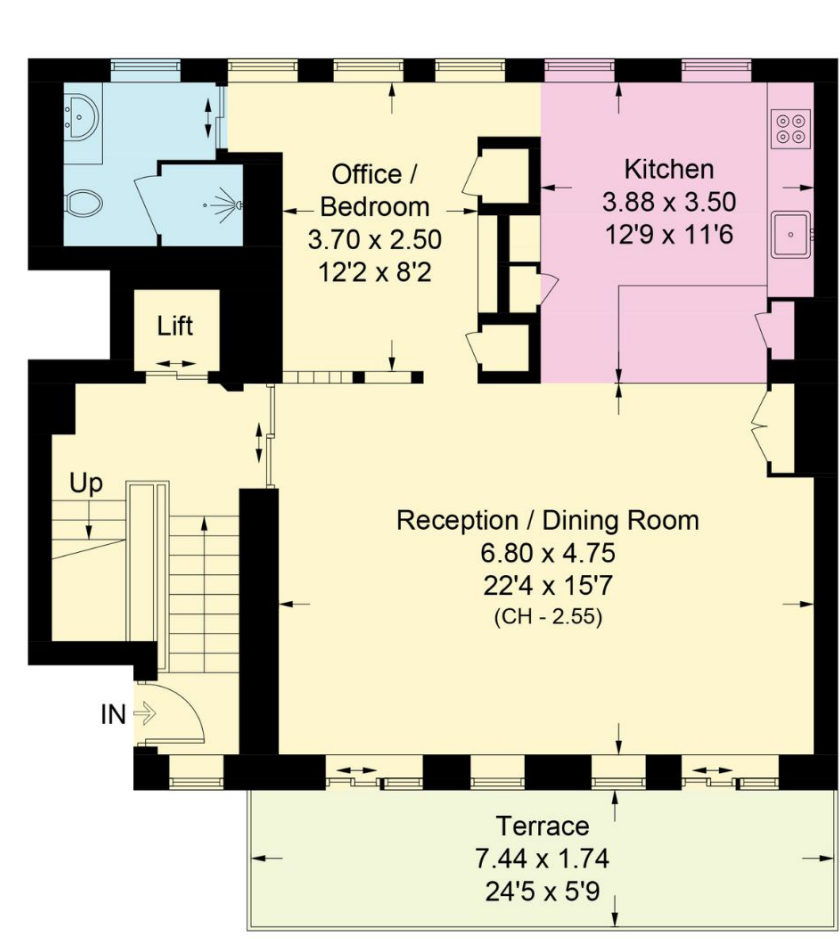
## A STYLISH URBAN HOME

The property offers two to three bedrooms, including a room currently configured as a study, and three bathrooms. The living space is bathed in natural light, with expansive windows that illuminate a harmonious blend of muted tones and vibrant accents. The sleek, fully integrated Miele kitchen is perfect for culinary creativity, featuring dark wood cabinets and white countertops. The property features a spacious reception room and a terrace, ideal for relaxation or social gatherings. The minimalist design, accentuated by natural light, creates an inviting ambience throughout.

Bolsover Street offers unrivalled access to both leisure and transport. Great Portland Street Underground station is 0.2 miles away, while Regent's Park station is 0.3 miles. For nature enthusiasts, Hyde Park, Primrose Hill, and Flanders Fields Memorial Garden are all within 1.5 miles, providing ample green spaces. All distances are approximate.





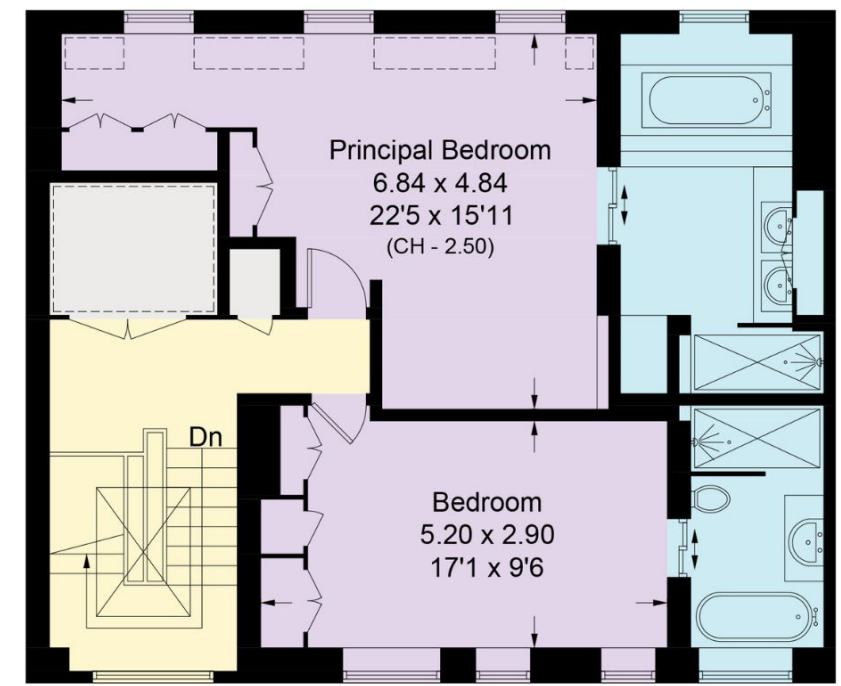


**Fourth Floor**  
Approximate Area = 82.4 sq m / 887 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)

Approximate Gross Internal Area = 159.4 sq m / 1,716 sq ft  
Including Limited Use Area = 9.2 sq m / 99 sq ft  
Excluding Lift



[Dashed line symbol] = Reduce head height below 1.5m



**Fifth Floor**  
Approximate Area = 78.1 sq m / 841 sq ft  
Including Limited Use Area (6.3 sq m / 68 sq ft)  
(Excluding Void)

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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