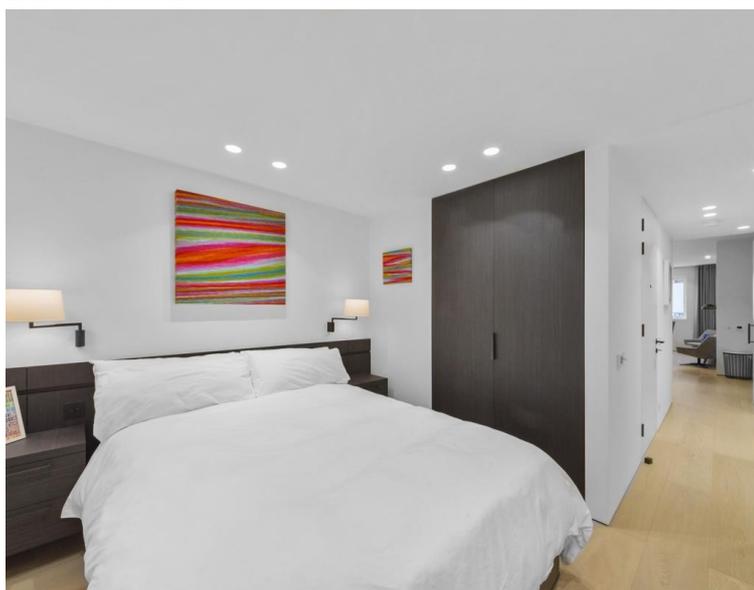
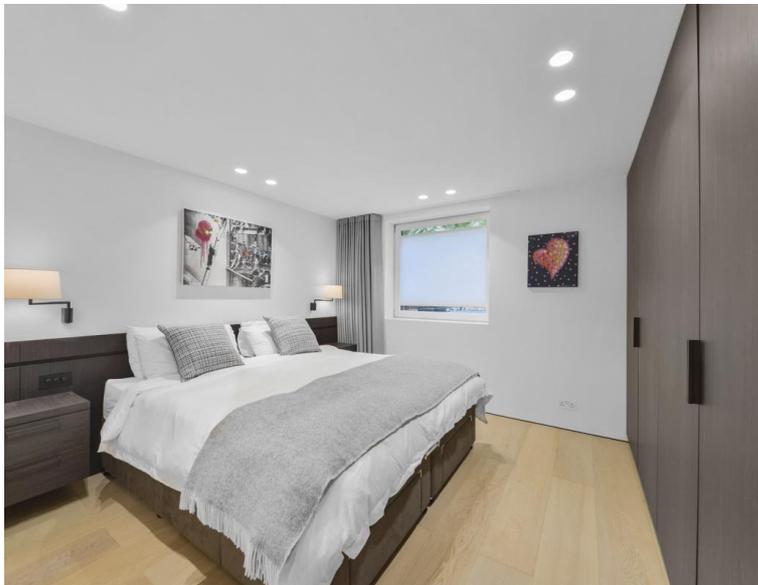




**Wells Street, London W1T**  
£1,350,000 Leasehold







## Description

The apartment has been meticulously reconfigured and expertly refurbished, offering a bespoke finish in each room, with high ceilings and engineered oak flooring with underfloor heating. The apartment was lined with acoustic insulation during the refurbishment works.

An open plan kitchen has extensive storage units, Quooker tap, integrated Neff appliances including a separate drinks fridge, Silestone work surfaces and splashbacks and island seating for four. Well-proportioned bedrooms overlook a private courtyard to the rear, and each offer built-in wardrobes, with the principal bedroom offering an en suite shower room with Minoli porcelain wall and floor finishes. The second bedroom is served by an additional shower room, again finished with Minoli porcelain wall and floor finishes. Significant storage is found off a welcoming hallway and an array of storage and closet space is offered throughout.

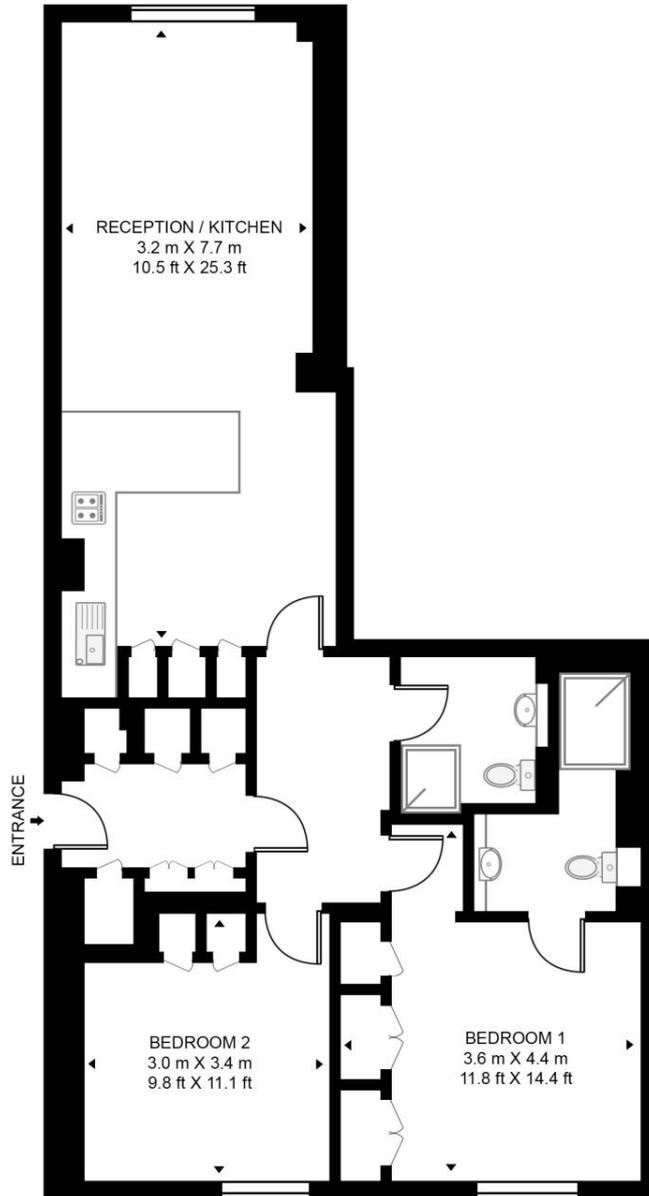
Set within the heart of Fitzrovia, the property is equidistant to both Tottenham Court Road and Oxford Circus Stations and offers a wonderful blend of local private coffee houses, boutique bistros and restaurants, mixed with world class shopping available within walking distance along Oxford & Regent Streets.

- 2 Double bedrooms
- 2 Bathrooms (1 en-suite)
- Wonderfully presented throughout
- Underfloor heating
- 24hr concierge
- Secure underground car parking space
- 0.3 miles to Oxford Circus station
- 0.4 miles to Tottenham Court Road and Gode Street stations
- Approx. 761 sq ft / 70.7 sq m

# Floorplan

761 sq ft | 71 sq m

**WEST ONE HOUSE 47 WELLS STREET**  
APPROXIMATE GROSS INTERNAL FLOOR AREA 761 SQ.FT (70.7 SQ.M)



GROUND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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