

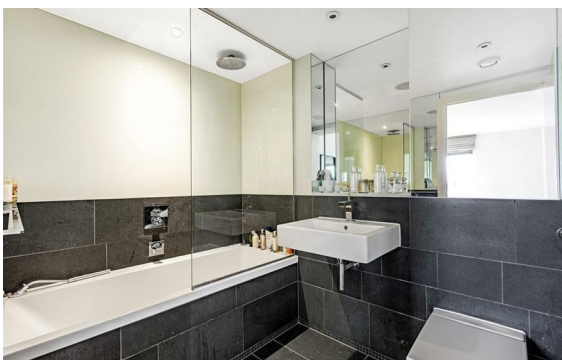
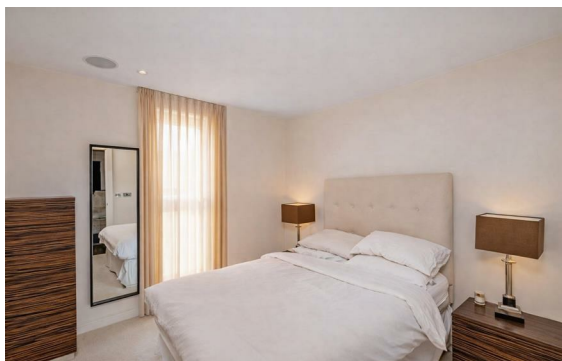


**Clipstone Street, Fitzrovia, London, W1W**

Rent £1,255 PCM

2 Bed | 2 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



An outstanding two-bedroom, two-bathroom apartment set within a prestigious development just a short walk from Great Portland Street station.

Featuring a bright open-plan living space, a contemporary fully fitted kitchen, and two spacious double bedrooms—including an elegant principal suite—this beautifully designed home combines comfort with modern style. Residents benefit from concierge service, lift access, and secure entry, all located in the heart of vibrant Fitzrovia, surrounded by exceptional dining options and excellent transport connections—offering the very best of central London living.

EPC rating: B

## Energy Efficiency Rating: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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— ESTATES —

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