



## Rathbone Place, London W1T

Guide price £2,000,000 Leasehold



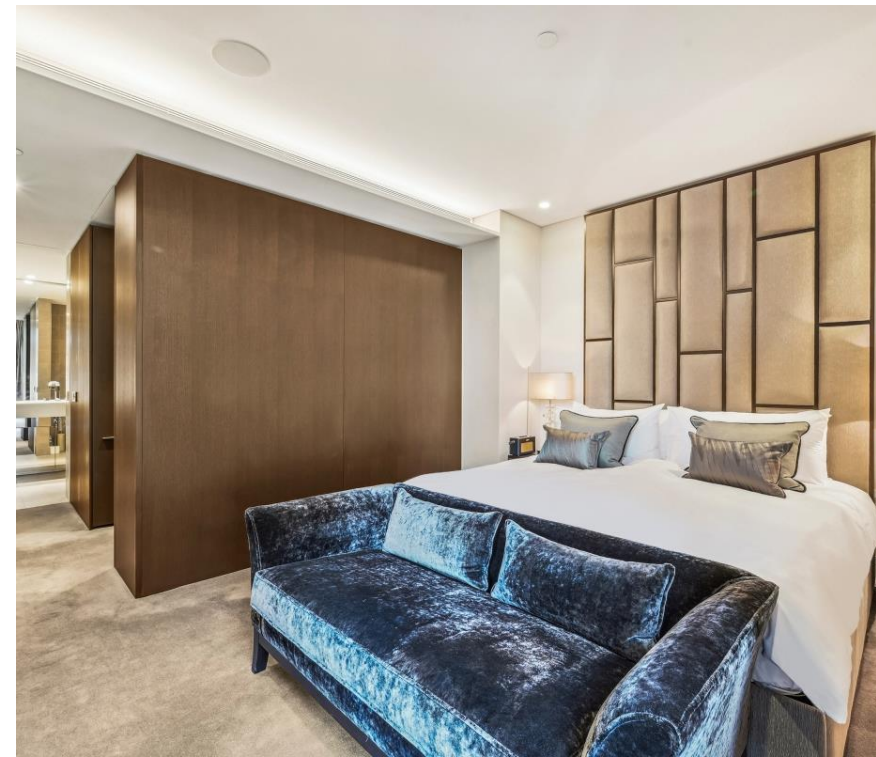


# Description

The apartment has been interior designed to an exceptional standard including custom furniture throughout. Comprising a spacious open-plan kitchen / reception area leading out onto the private balcony, and a separate study area / 3rd bedroom. There is a large principal suite with access to the balcony, a dressing area with built in storage, and an en-suite bathroom with a double sink. There is also a second double bedroom also with built-in storage.

Residents have access to a 24 hour concierge, gym, swimming pool, sauna and steam room, beautiful gardens, residents' lounge, wine storage and tasting room, screening room, Moments from Oxford Street and located in the heart of London's West End, Rathbone Square is ideal for transport links in and around London with The City and West London being just 10 minutes away via the underground.

Leasehold 988 years (exp. 22/12/3013)  
Ground Rent: Approx. £1,000 pa  
Service Charge: Approx. £20,167 pa  
Council Tax Band: G  
EPC Rating: B

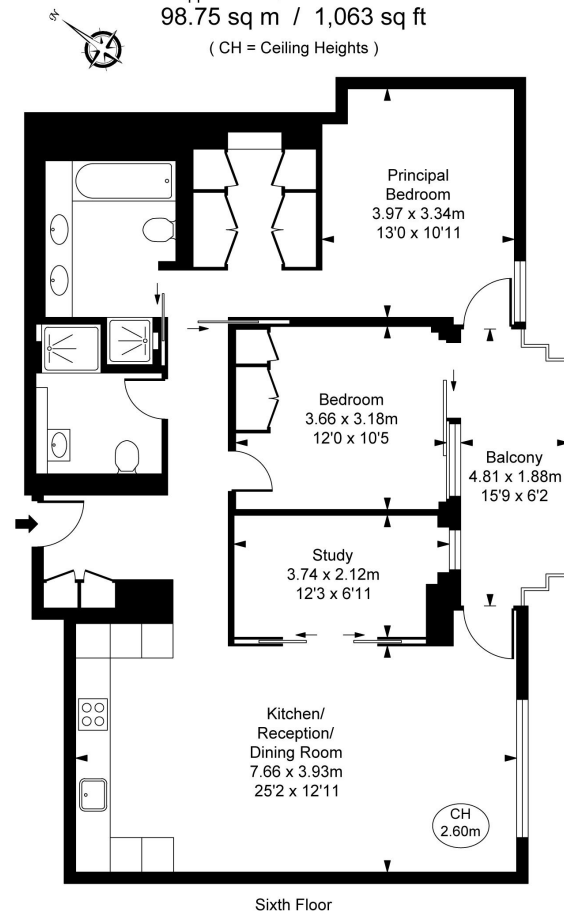


- Bespoke Interior Design
- 2 / 3 Bedrooms (separate study or 3rd bedroom)
- 2 Bathrooms
- Private balcony
- 6th floor with tree-lined views
- 24hr Concierge Service
- Residents Gym
- Residents Pool & Pool
- Central Fitzrovia
- Approx. 1,063sq ft / 98.75 sq m

# Floorplan

1,063 sq ft | 99 sq m

Rathbone Square,  
Rathbone Place, W1T  
Approximate Gross Internal Area  
98.75 sq m / 1,063 sq ft  
( CH = Ceiling Heights )



Sixth Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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