

For Rent



People Make Places



Market Place, Fitzrovia W1

2 bedrooms | 2,497 sq ft

£2,350 pw





This superb fifth floor penthouse loft offers 2497sqft. of lateral space, two generous bedroom suites, high ceilings and expanses of glass flooding the whole apartment with light, creating a unique sense of volume plus a fantastic wraparound terrace providing far reaching views across the Capital.

What you need to know

- Penthouse Loft
- Two Bedrooms
- Two Bathrooms
- Wraparound Terrace
- Fifth Floor with Lift
- Modern Boutique Development
- Historic Art Deco Building
- Great Natural Light
- Close to Oxford Circus
- Available Immediately





Overview

Occupying a prime West End spot on the fringes of Fitzrovia, with Mayfair, Marylebone and Soho all within easy reach, this two bedroom penthouse loft is located on the fifth floor and bathed in natural light. Features include a generous open plan living & entertaining space with a highly contemporary kitchen at one end and access on two sides to a large wraparound terrace with spectacular views. The principal bedroom suite also has access to the terrace as well as a large en-suite bathroom and separate dressing area.

The second bedroom features an ensuite shower room, as well as access to the terrace, and there is a useful separate utility room between both bedrooms, as well as a guest WC located off the welcoming entrance hallway. The apartment benefits from a modern specification including comfort cooling throughout.

Orwell Studios is a historic Art Deco building designed by Herbert Austen Hall in 1926. Formerly a department store, it famously housed the BBC's overseas broadcasting services during WWII, where George Orwell worked before being converted into luxury loft residences in 2006.





Bordering Soho immediately to the north of Oxford Street, Fitzrovia is an historic yet thoroughly modern neighbourhood, full of creativity and a fantastic community spirit with residents fiercely protective of its individuality – locals fought hard against the attempted 're-branding' of the area to Noho in the early 2000's. Make no mistake, this is no poor relation to Soho, if anything, Fitzrovia is the cool and sophisticated sibling...

Known as Fitzrovia since the 1930's – a term supposedly coined by the denizens of literary London after their favoured local watering hole, the Fitzroy Tavern – the area has experienced a renaissance in recent years with some high profile development and even higher profile occupiers including Meta & Netflix making the area home. From the early 20th century literary elite to today's 21st century tech pioneers, the area has always attracted those at the cutting edge of culture and creativity.

Underground services can be reached via nearby Oxford Circus (Victoria, Bakerloo and Central Lines), while several bus routes operate on Oxford and Regent Streets. The apartment is available immediately on an unfurnished basis. Westminster City Council tax band: H.



People Make Places

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We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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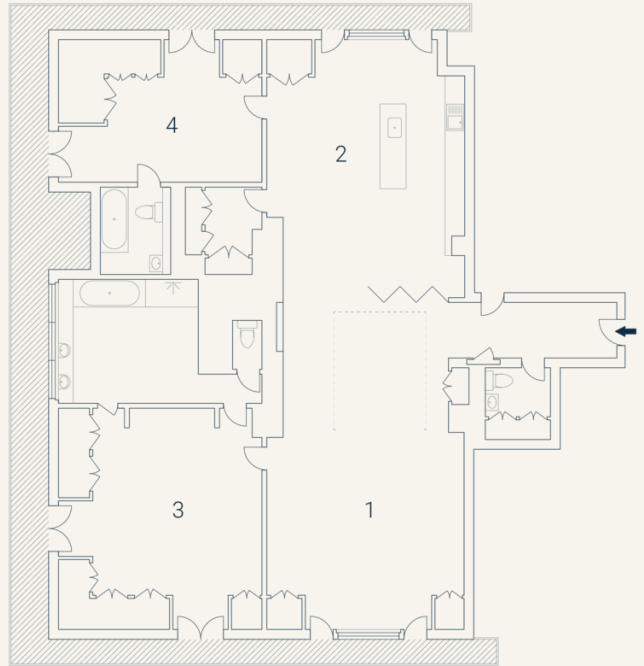
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Orwell Studios, W1

Approximate Gross Internal Area 232 sqm/ 2497 sq ft

Fifth Floor

1 Living/ Dining	2 Kitchen 7.90 x 6.00M 25'11" x 19'8"	3 Bedroom 6.78 x 6.22M 22'3" x 20'5"	4 Bedroom 6.24 x 4.37M 20'6" x 14'4"
32'10" x 19'8"			



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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