



# BOLSOVER STREET

Fitzrovia W1W



# THREE BEDROOM APARTMENT IN FITZROVIA

Positioned in a luxury development in Fitzrovia, this three-bedroom apartment offers 1,100 sq ft of modern living space.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold: Approximately 111 years remaining

Ground rent: £350 per annum, \*Please note that we have been unable to confirm the review period. You should ensure that you or your advisors make your own enquiries.

Service charge: £12,000 per annum, reviewed every year, next review due 2026

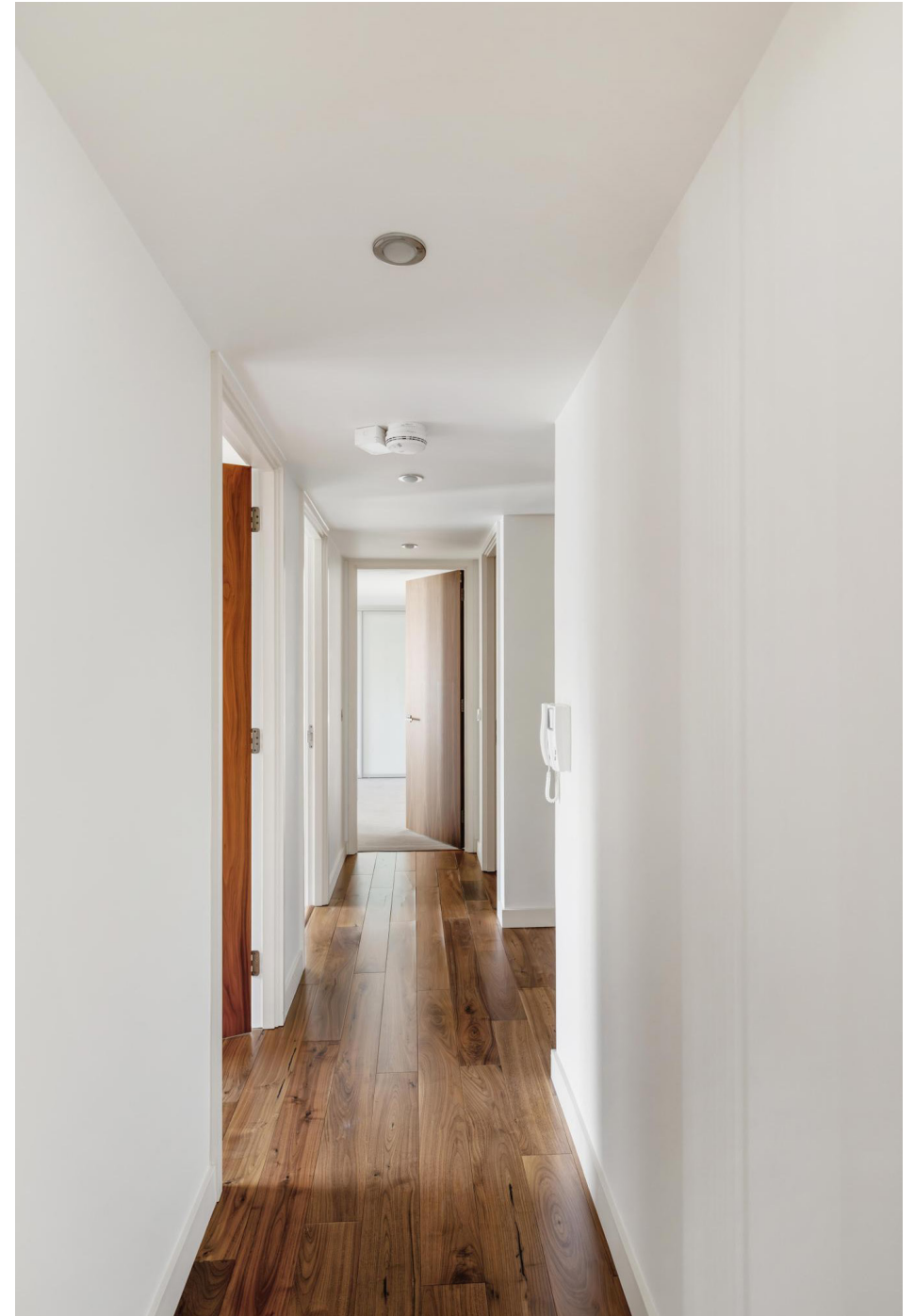
**Guide Price: ££1,750,000**



## LUMINOUS INTERIORS

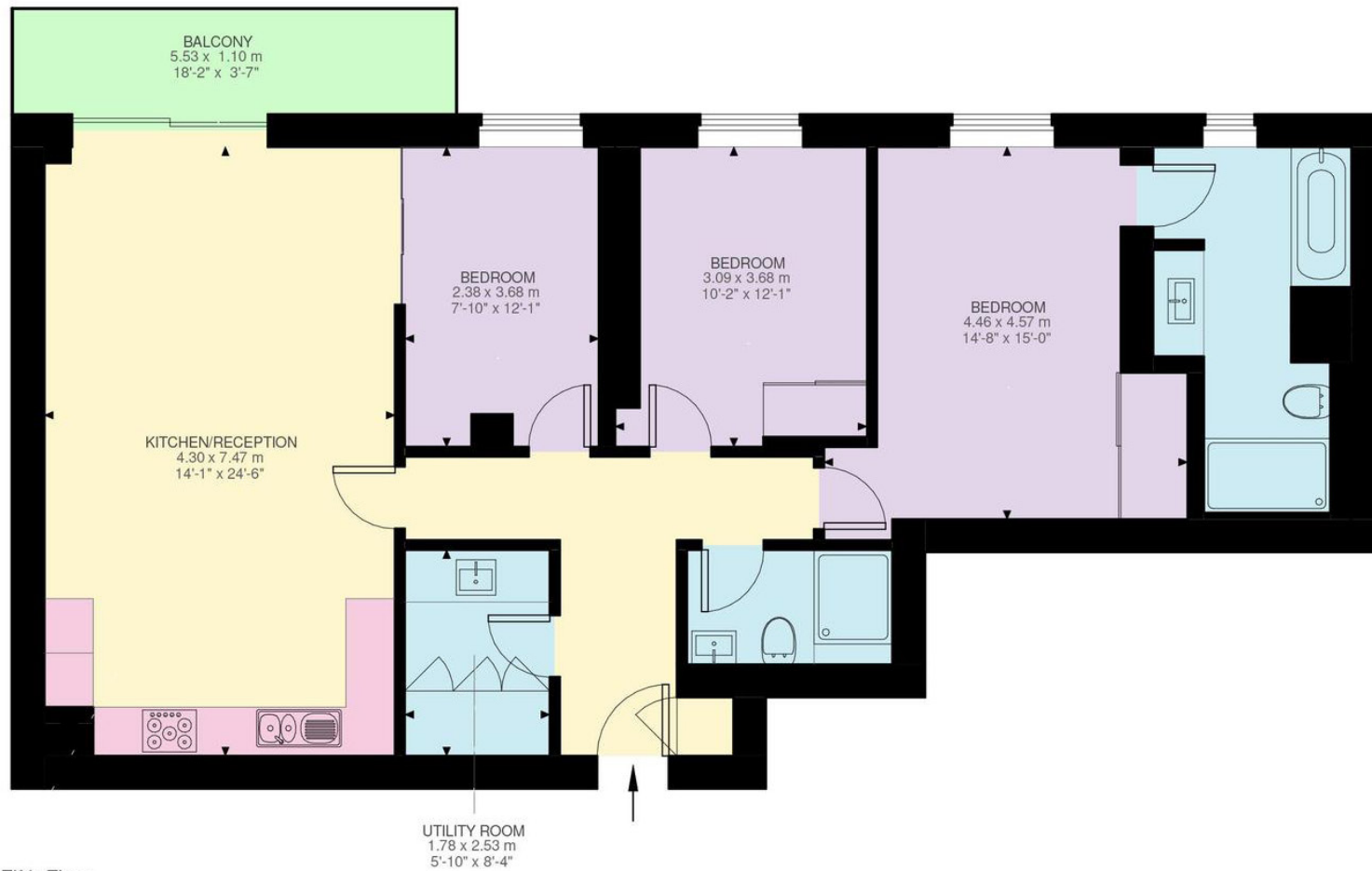
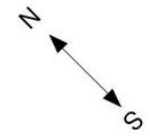
Expansive windows fill the home with natural light, complementing the open-plan layout. The living area includes polished wooden floors and a minimalist kitchen with crisp white cabinetry and stainless steel appliances. Step onto the private balcony to enjoy views of the cityscape, where historic architecture meets modern elegance. The apartment itself benefits from cooling and heating, ensuring year-round comfort. The development also offers 24-hour security, a lift, and access to a communal garden, combining style, comfort, and convenience for modern urban living. Located in the vibrant heart of London, Bolsover Street provides residents with a dynamic urban lifestyle. The area features a rich mix of cultural, dining, and shopping options. Transport is convenient with several nearby Underground stations, facilitating commuting across the city.

\*We have been informed that some elements of the building are constructed using techniques or materials that do not comply with current government guidance. We have received documents advising that this building has been assessed by a competent person, who has determined that works need to be carried out to the external wall of the building. Further information on the action being taken to mitigate the risk will be provided.









Fifth Floor  
1100 ft<sup>2</sup>

Approximate Gross Internal Area = 102.15 sq m / 1100 sq ft

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.

**Carlton Ruth**

+44 2034356456

carlton.ruth@knightfrank.com

**Knight Frank Marylebone**

Unit 49, 55 Baker Street

W1U 8EW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.