



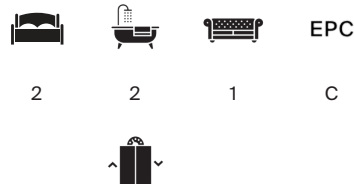
RATHBONE STREET

Fitzrovia W1T



TWO BED WAREHOUSE STYLE APARTMENT IN FITZROVIA

This attractive flat is set within a distinctive loft style building in a vibrant central London location.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold plus Share of Freehold: Approximately 109 years remaining

Ground rent: Peppercorn

Service charge: £4,375.66 per annum (including reserve fund and building insurance) reviewed every year, next review due 2026

Guide Price: £1,750,000



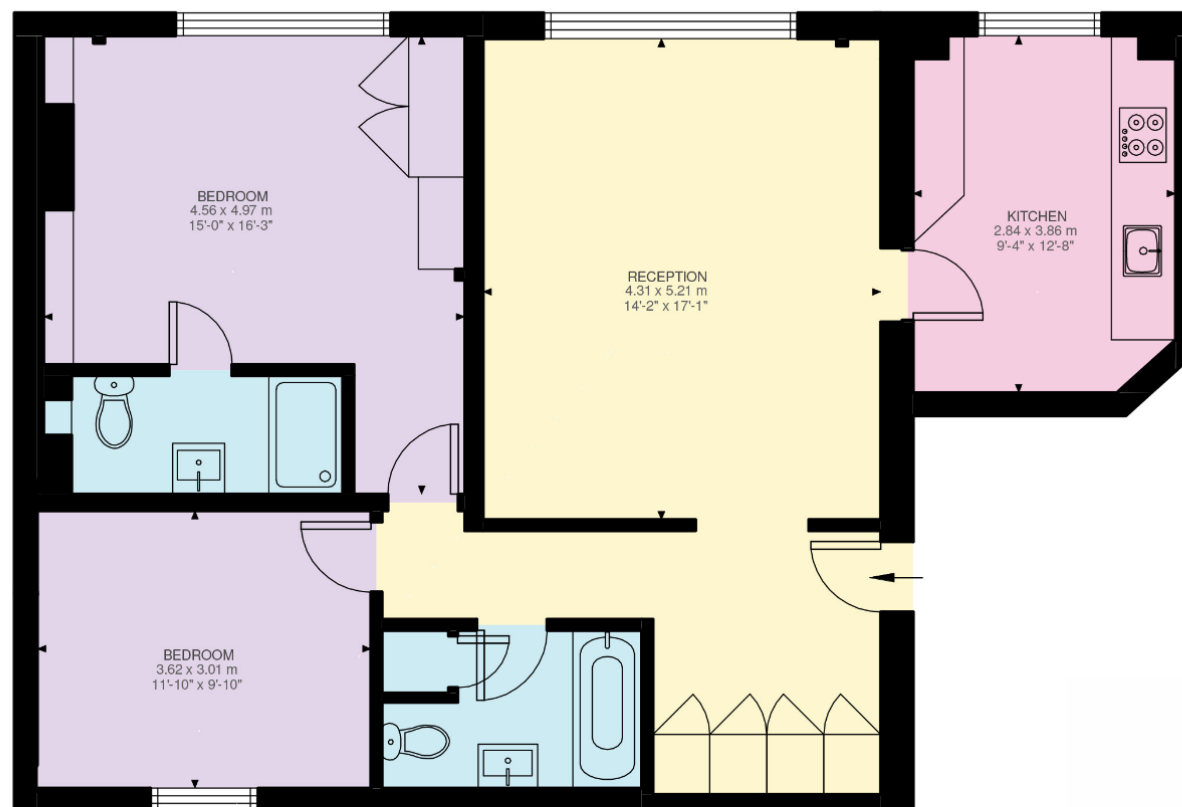
A HOMELY FEELING

This exceptional apartment offers approximately 938 sq ft of beautifully designed living space, comprising two generously sized bedrooms, two contemporary bathrooms, and a spacious reception room. Large warehouse-style windows flood the property with natural light, creating a bright and inviting atmosphere throughout. The kitchen is both practical and elegantly appointed, with sleek worktops and warm wooden cabinetry that complement the apartment's character. The principal bedroom is well-proportioned and finished to a high standard, while both bathrooms are stylish and contemporary, featuring modern fittings. Set within a striking loft-conversion warehouse building, the property is particularly rare for the area, its distinctive industrial architecture offering a unique living experience, seamlessly blending period charm with modern finishes. Situated in the heart of Fitzrovia, Rathbone Street benefits from an enviable central London location, moments from Soho and Marylebone. Residents enjoy an excellent selection of restaurants, cafés, boutiques, and transport links, making this an ideal home for central London living.









Second Floor
938 ft²

Approximate Gross Internal Area = 87.13 sq m / 938 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.

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