ESON2

REAL ESTATE

Wells Street

Fitzrovia, London W1T

TWO-BEDROOM DUPLEX · TO LET

£5,750 pcm · £1,327 pw



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THE PROPERTY

A duplex *above* Fitzrovia

A newly refurbished duplex set high in a well-run modern building on Wells Street. The principal floor is given over to an open living and dining room wrapped in floor-to-ceiling glass, with **two private balconies** and open views across the rooftops of the West End. An internal staircase leads to two double bedrooms and two bathrooms.

Rent	**£5,750 pcm**	Bedrooms	**2 doubles**
Bathrooms	**2 + guest WC**	Floor area	**978 sq ft**
Furnishing	**Furnished**	Council tax	**Band G**
Outside space	**2 balconies**	Parking	**£220 pcm extra**

At a glance

2	2	978	24h
double bedrooms	private balconies	sq ft over two floors	concierge

- Newly refurbished
- Internal oak staircase
- Floor-to-ceiling glazing
- Underground parking available
- Views to the BT Tower
- Moments from Oxford Circus

LIVING

Light on *three* sides

The 15'0" × 16'5" living room opens onto a balcony and flows into the dining area. Full-height glazing on three sides fills the space with light from morning to evening.







KITCHEN

Kitchen & dining

A fully fitted kitchen with granite worktops, a gas hob and integrated ovens, set beside the dining area with views over the city.





BEDROOMS

Two double *bedrooms*

Both bedrooms sit on the upper floor. The principal bedroom has fitted wardrobes and an en-suite, and the second bedroom looks out towards the BT Tower.



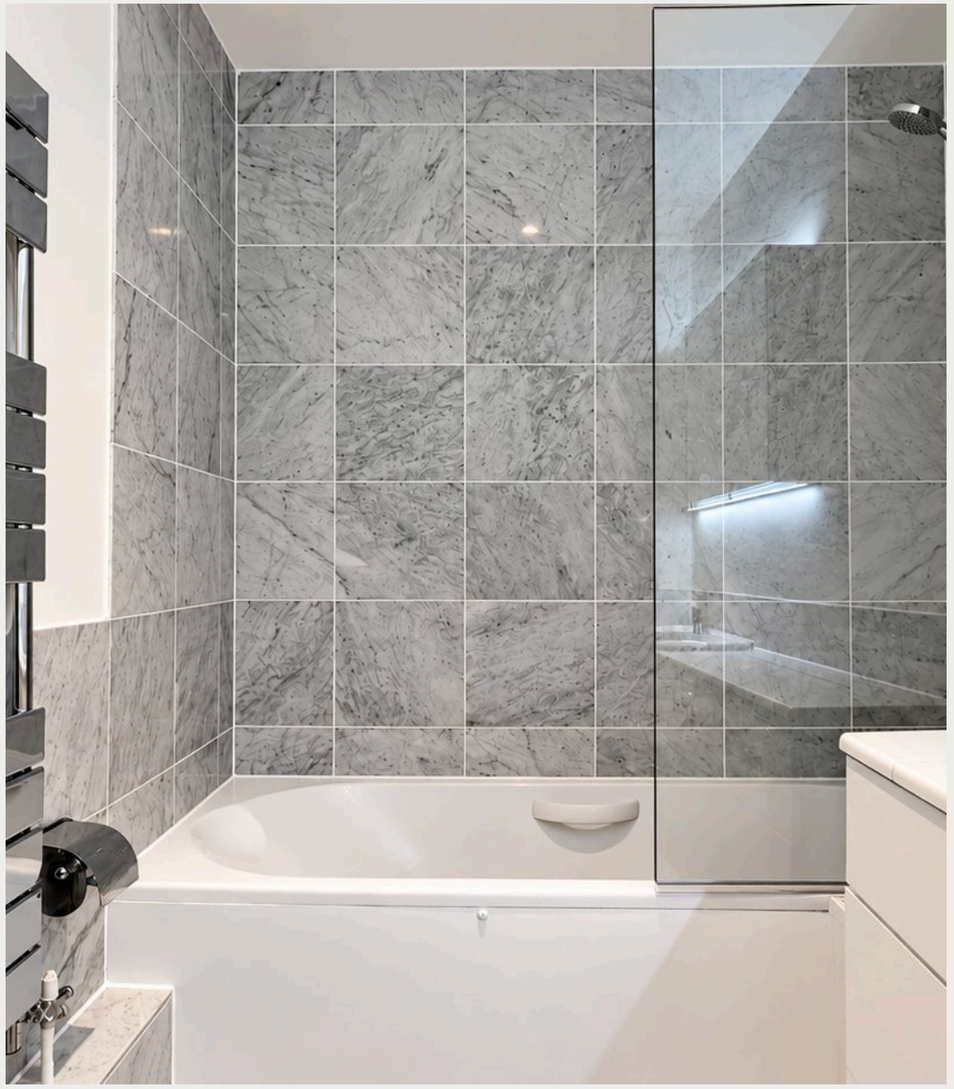




BATHROOMS

Marble *bathrooms*

Two bathrooms finished in grey marble, one with a bath and shower, one with a walk-in shower, plus a guest WC on the living floor.









OUTLOOK

The West End at your window

From the balconies the view runs across Fitzrovia's rooftops to the BT Tower and beyond.

FLOORPLAN

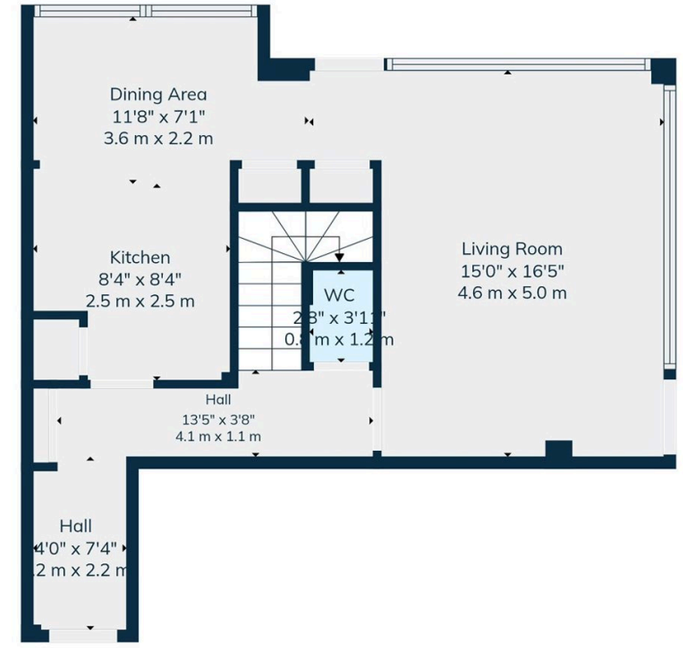
Layout & dimensions

GROUND FLOOR	
Living room	**15'0" × 16'5"**
Dining area	**11'8" × 7'1"**
Kitchen	**8'4" × 8'4"**
Guest WC	**2'8" × 3'11"**

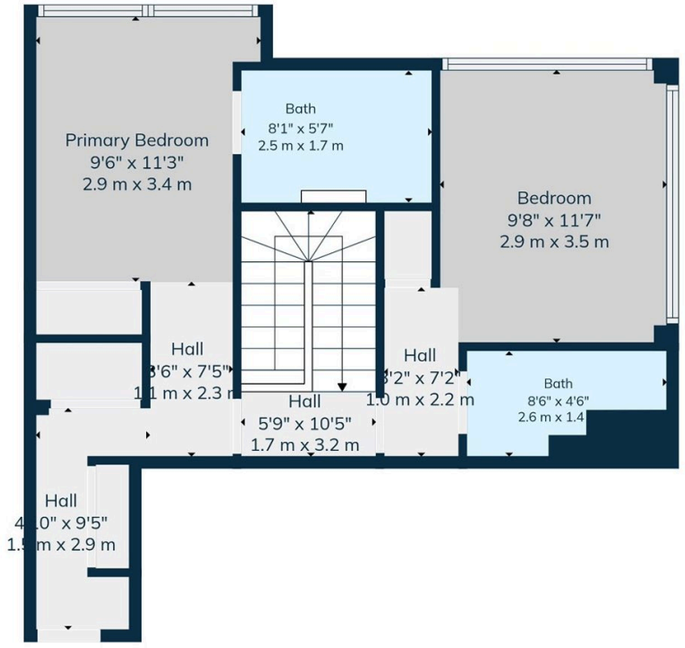
FIRST FLOOR	
Principal bedroom	**9'6" × 11'3"**
Bedroom	**9'8" × 11'7"**
Bathroom	**8'1" × 5'7"**
Bathroom	**8'6" × 4'6"**

978 sq ft (90 m²)

Approximate internal area, excluding walls



Ground Floor



1st Floor

Total: 978 sq. Ft, 90 m2
Ground Floor: 489 sq. Ft, 45 M2, 1st Floor: 489 sq. Ft, 45 m2
Excluded Areas: Walls: 108 sq. Ft, 10 m2

Dimensions Shown Are The Max Width Of Each Area. Sizes And Dimensions Are Approximate Actual May Vary. E & O E.

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LOCATION

Fitzrovia, *W1T*

Wells Street runs north from Oxford Street into the heart of Fitzrovia, a village-like grid of independent restaurants, galleries and cafés between Marylebone and Soho. Regent's Park and the shops of Oxford Street and Marylebone High Street are all within walking distance.

TRANSPORT

Oxford Circus
Bakerloo, Central, Victoria

Tottenham Court Road
Central, Northern, Elizabeth line

Goodge Street
Northern line

Great Portland Street
Circle, Hammersmith & City, Metropolitan

NEARBY

Charlotte Street
Restaurants and bars

Marylebone High Street
Shops and cafés

Regent's Park
Royal Park

Soho & Covent Garden
Theatres and dining



VIEWINGS

Arrange a viewing

To arrange a viewing or for further information, please contact the ESON2 lettings team.

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