



## Grafton Way, W1T

£695,000

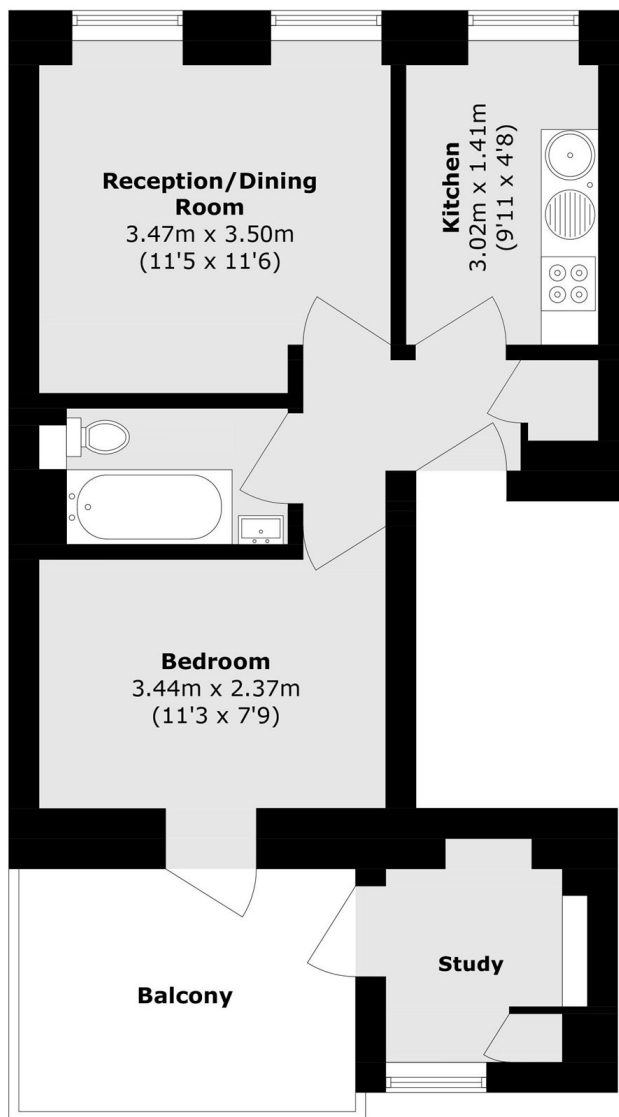
A bright and well proportioned first floor apartment with high ceilings and a private south facing balcony, creating an immediate sense of space, light and openness rarely found in central London homes.

The surrounding area offers an exceptional mix of restaurants, cafés and boutique amenities, with the character of Fitzrovia blending seamlessly into neighbouring Marylebone and Soho, placing the West End within easy reach. Moments from the iconic BT Tower, the apartment benefits from excellent connectivity via Warren Street, Great Portland Street and Tottenham Court Road stations.

### Features

- One Bedroom Apartment
- Study
- South Facing Balcony
- Long Lease
- First Floor
- Close To Transport

# Grafton Way, LONDON, W1T



## First Floor

Total area (approx.): 36.5 sq. m (392.8 sq. ft)  
Balcony area (approx.): 8.7 sq. m (93.6 sq. ft)  
External Study area (approx.): 4.4 sq. m (47.3 sq. ft)