



# Rathbone Place, Fitzrovia, W1T

Asking Price: £1,500,000

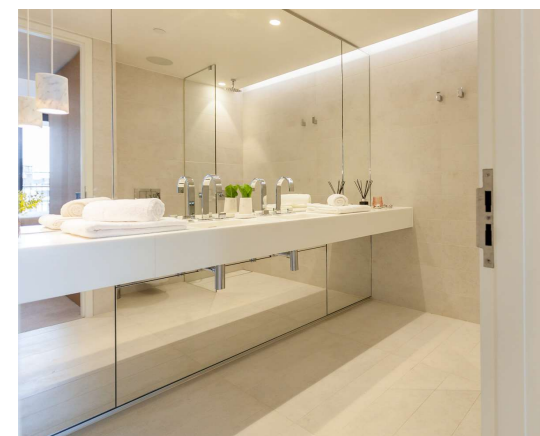
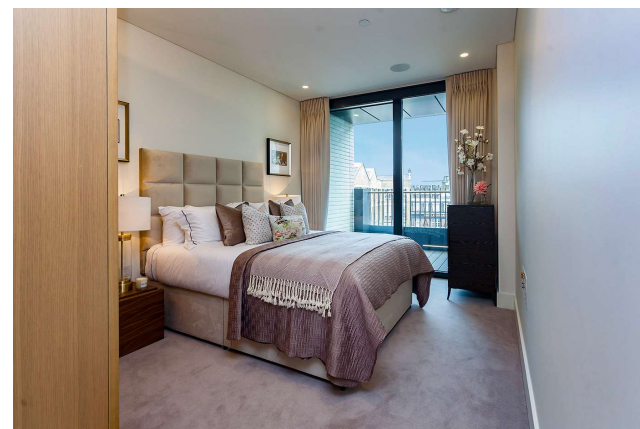
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# Rathbone Place, Fitzrovia, W1T

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A contemporary one-bedroom apartment set on the 4th floor of Rathbone Place, Fitzrovia. Spanning an approximate 582 square feet, this apartment comprises of a very large open-plan double reception room with dining space and sizeable floor-to-ceiling windows affording lots of natural daylight into the property. There's a fully fitted modern kitchen with built-in well-known appliances (including add-on feature: wine cooler), Large main bedroom with built-in wardrobe, cream stone finish double ensuite shower room with double basins, good size private balcony which is accessible from the master bedroom & reception room. The property benefits from air conditioning, under floor heating, air ventilation system, ceiling speaker, iDevice controllable home automation system, double glazed windows, hardwood floors in the reception room, luxury comfort carpet in the bedrooms, good size hallway with a separate utility room.

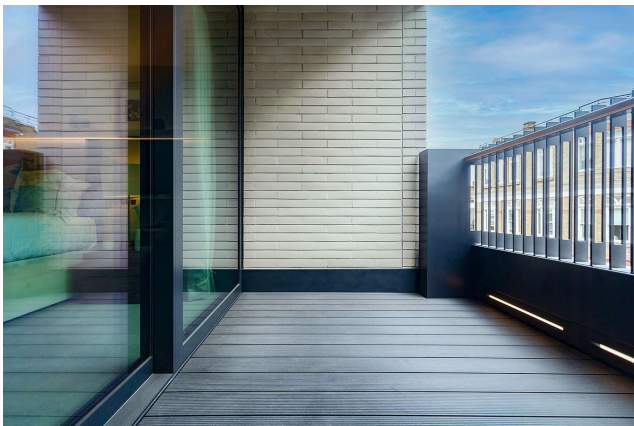
Rathbone Place is located in the heart of Central London. Resident's freely enjoy from 24 hours security, concierge, CCTV, lift access, meeting lounge, residents' lounge, beautiful swimming pool, sauna, steam room, top-end fully equipped onsite gym facility, wine cellar, tasting room and high-spec cineplex (personal blu-ray disc on demand). The development is within easy access to a number of transport stations, with Tottenham Court Road, Oxford Circus and Goodge Street underground stations being close by (Bakerloo, Central, Northern & Victoria Lines). There are also plenty of local buses available along the Oxford Street. Rathbone Place is within close proximity to local restaurants, bars, cafes and a range of high street stores.





## Property Features:

- One Bedroom
- One Bathroom
- Fourth Floor
- 582 Square Feet (Approx.)
- Private Balcony
- Underfloor Heating & Comfort Cooling
- Modern and Spacious
- 24-Hour Concierge / Swimming Pool / Spa Facilities / Gym / Cineplex / Wine Cellar and Tasting Room
- Close Proximity To Local Amenities
- Oxford Circus Station (Zone 1)



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Total Area - 582 sq.ft - 54.0sq.m

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	86	86
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	93	93
England, Scotland & Wales	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,500,000

Tenure: Leasehold  
Expires 21/12/3013  
Approximately 990 Years Remaining

Ground Rent: £500 (per annum)  
March 2022 - March 2023  
Review Period: 25 Years  
Next Review: 2040

Service Charge: £8803.84 (per annum)  
March 2022 - March 2023

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: BEA220536

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W: [www.benhams.com](http://www.benhams.com)

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