



Rathbone Place, London, W1T 1JZ

£3,480,000

EPC **B**





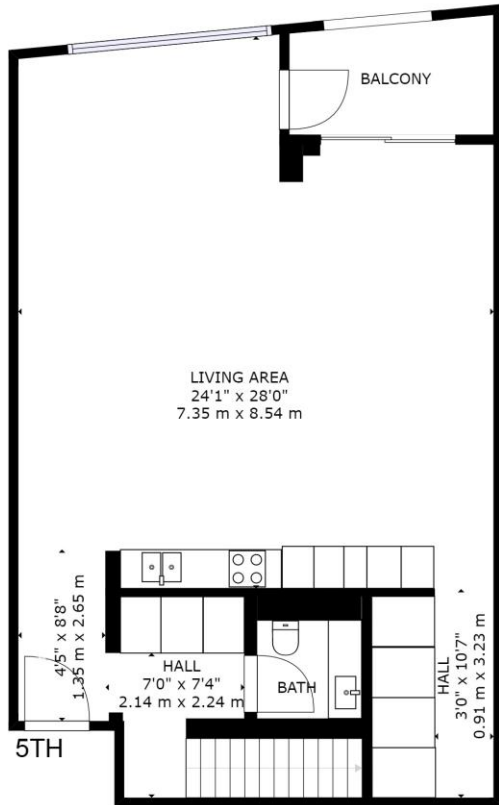
Set within the highly sought-after Rathbone Square development is this superb two-bedroom apartment. Spread across the fifth and sixth floor the apartment totals in excess of 1680 square feet of pure opulence. Filled with an abundance of natural light the entrance level comprises a spacious open-plan living/dining area with access to a large balcony and a kitchen boasting a high-end finish with Miele products and a temperature-controlled wine fridge. There is also a downstairs powder room and hallway storage located on the fifth floor whilst the upstairs comprises a large master bedroom with walk-in wardrobe, access to a second balcony and spacious bathroom. The guest bedroom is of healthy proportions and houses ample wardrobe space and a stylish shower room.

Rathbone Square itself is located a mere 50 yards from Tottenham Court Road Tube Station offering access to the Central Line, Northern Line and the highly anticipated Cross-Rail. The development benefits from a 24-hour concierge, residents only gym, private residents lounge, landscaped gardens, a swimming pool with sauna facilities, private cinema room and a wine storage facility.

The property has tenants in place until July 2020 and is offered chain free.

- 24 Hour Concierge
- Pool, Sauna, Gym, Cinema Room, Residents Lounge
- Service Charge: £8,973 PA, Ground Rent: £750 PA
- Lease: Approx. 995 Years Remaining





GROSS INTERNAL AREA

TOTAL: 1681 sq ft, 156 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing arrangement by appointment 0203 911 3663

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