RATHBONE STREET, FITZROVIA
2 BEDROOM APARTMENT
£1,375,000 subject to contract
THE SPACE

Spread out over the ground and lower ground floor of a handsome building, this duplex apartment offers lifestyle and convenience in the heart of London.

Featuring a spacious reception room with a modern open plan kitchen, two roomy double bedrooms, two bathrooms, and wooden flooring throughout.

Rathbone Street is in the heart of all things Fitzrovia, moments from the culinary feast of Charlotte Street and on the doorstep of everything that defines this stylish and sought after neighbourhood. The property benefits from a Very Long Lease and a Share of Freehold.

The nearby Tottenham Court Road station provides easy access to the City and mainline stations, along with the future benefits and connectivity of Cross Rail.

ACCOMMODATION AND FEATURES

- Large Reception
- Open Plan Kitchen
- Two Large Double Bedrooms
- Two Bathrooms
- Ground and Lower

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For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.
**ADDRESS**
Rathbone Street, London,

**POSTCODE**
W1T 1NT

**COMMUTE**
Goodge Street Station 400m
Totten Court Road Station 450m

**EATS**
Norma
Charlotte Street Hotel
BAO
Pied de Terre

**COFFEE & MORE**
Bradleys Spanish Bar, Crazy Bear, Percy and Founders, The Mandrake Hotel

**STRETCH OUT**
Rathbone Boxing Club, YMCA, DW, Grow Fitness

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**VERY IMPORTANT**

**PRICE**
£1,375,000 subject to contract

**Service Charge**
£6440 per annum

**Ground Rent**
TBC per annum

**Council Tax**
Westminster City Council Band F, £1,091

**Tenure**
981 years remaining unexpired + Share of Freehold.

**Resident's Parking**
Yes. The Famous F Zone

**I should rent out for**
£695

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