



WEST ONE HOUSE 48 WELLS STREET,
LONDON, W1T
£3,250 Per Month

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PROPERTY CONSULTANTS

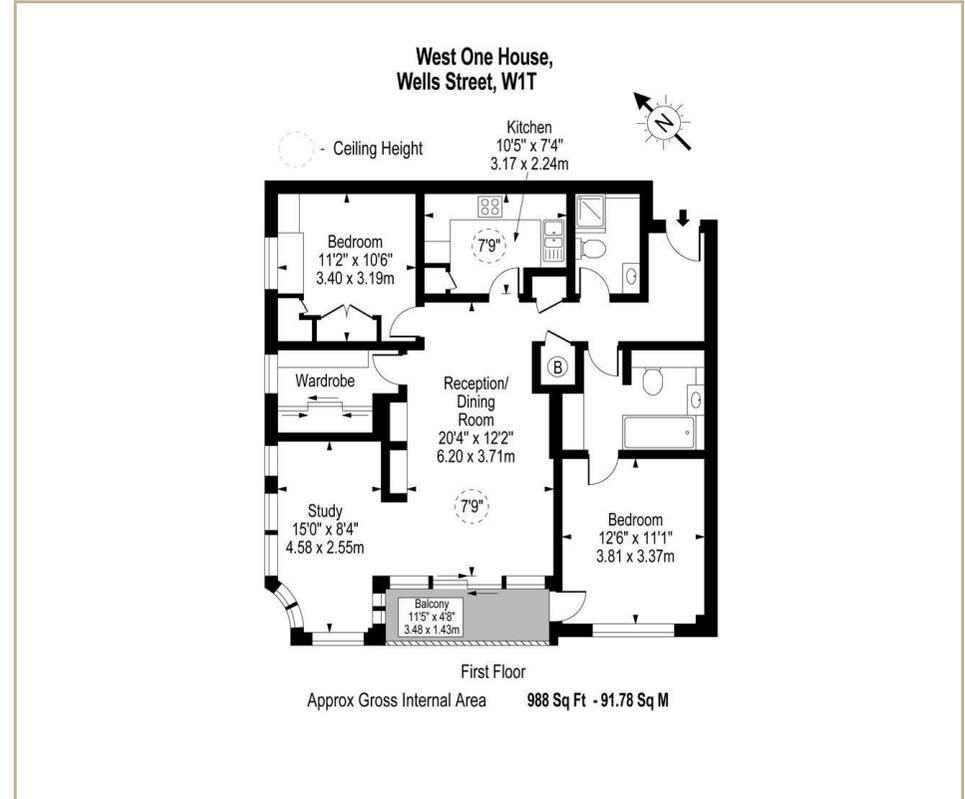
Description

A beautifully presented, larger than average two bedroom two bathroom set on the first floor of a sought after portered block in Fitzrovia.

The apartment occupies a favored corner position within the building and also features a large west facing private balcony and parking by separate negotiation. The property was originally three bedrooms but the third bedroom

has ben converted into a walk in wardrobe. Westminster Council Tax band G

: Entrance Hall : Reception Room : Dining Room : Fitted Kitchen : Master Bedroom With En Suite : Bedroom : Family Bathroom : Dressing Room : Balcony : Parking By Separately Negotiation



TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.