

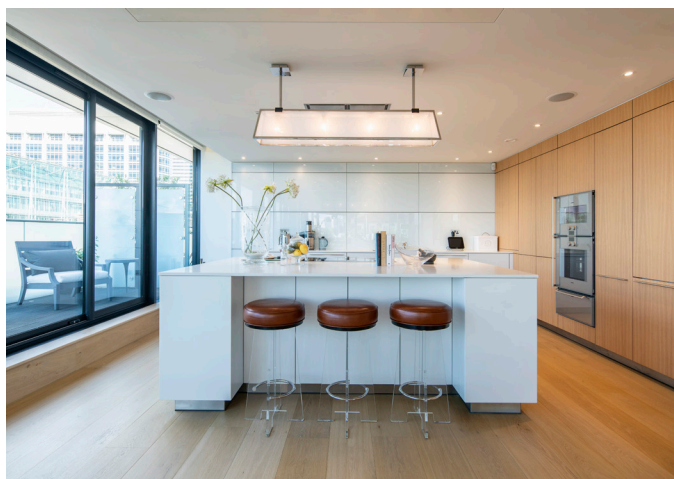


Arguably the finest penthouse in Fitzrovia with an unrivalled 2,594 sq ft roof terrace

**50 Bolsover Street, London, W1W** Leasehold approximately 118 years remaining







## Description

Arguably the finest penthouse in Fitzrovia offering beautifully designed accommodation combined with the rarity of an outstanding 2,594 sq ft roof terrace boasting fabulous views over central London and Regent's Park.

The apartment has been fully interior designed and finished to the highest of standards including comfort cooling, Crestron and an integrated audio visual system. The Bulthaup kitchen boasts Gaggenau appliances and offers both informal dining with a breakfast bar as well as a more formal dining area leading on to the impressive reception area, all providing access and views on to the roof terrace. The three bedrooms are superbly proportioned and are complete with built-in Poliform wardrobes and luxurious en-suite bathrooms. The study is versatile and can be used as a fourth double bedroom with a shower room opposite.

The apartment is situated in a landmark development offering 24 hour concierge, contemporary common parts, lift access and underground parking.





### Accommodation

Open plan kitchen / dining room / reception room • master bedroom with en-suite bathroom and dressing room • two further bedroom suites • fourth bedroom / study • shower room • guest cloakroom • utility room • roof terrace complete with hot tub • fireplace and integrated BBQ • lift • concierge • underground parking

### Location

Bolsover Street is quietly tucked away between Great Portland Street and Great Titchfield Street, with world renowned Marylebone High Street, Oxford Street, Regent's Street and Charlotte Street all nearby. The apartment is conveniently located for the superb restaurants and shops on offer in the West End and is located just on the edge of Regent's Park. The transport links are excellent from Great Portland Street (approximately 0.1 miles), Regent's Park (approximately 0.2 miles) and Warren Street (approximately 0.3 miles) underground stations, as well as Euston (approximately 0.6 miles) train station and the A40 for access to Heathrow.

### Terms

Leasehold approximately 118 years remaining.  
Price on application.

### Viewing

Strictly by appointment with Savills.



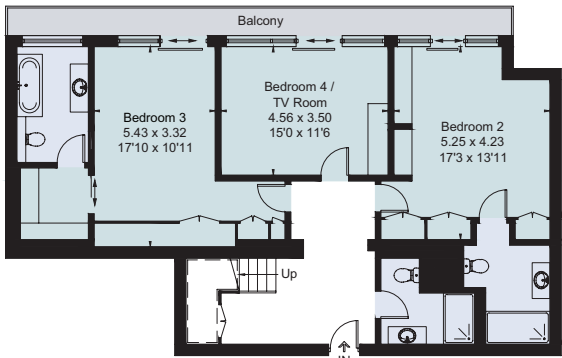
**Penthouse 1, 50 Bolsover Street, London, W1W**  
**Approximate Gross Internal Area** 302.1 sq m / 3252 sq ft  
**Approximate Gross Terrace Area** 240.98 sq m / 2594 sq ft  
**Total Area** 543.09 sq m / 5846 sq ft



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Sixth Floor



Seventh Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For identification only. Not to scale. © 200302AR

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