



A contemporary one bedroom apartment located on the third floor of this new development in the heart of Fitzrovia

**Rathbone Square, 37 Rathbone Place, Fitzrovia, London, W1T**

Guide price £1,195,000, Leasehold (approximately 995 years remaining)



# A contemporary one bedroom apartment located on the third floor of this new development in the heart of Fitzrovia

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Reception room/Kitchen • Bedroom • Shower room • Balcony  
Lift • 24 hour portorage • Service charge approximately £7,826  
pa + VAT • Ground rent approximately £500 pa + VAT • EPC =  
B

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## Local Information

Rathbone Square is situated in the fashionable area of Fitzrovia. Charlotte Street, with its eclectic range of popular restaurants is nearby, and the world renowned shops of Oxford Street and the West End are within close proximity.

The transport links are excellent from nearby Tottenham Court Road (approximately 0.2 miles) and Oxford Circus (approximately 0.5 miles) underground stations and Euston (approximately 0.7 miles) and Kings Cross St Pancras (approximately 1.5 miles) train stations, as well as access to the West and Heathrow via the A40.

## About this property

This superb one bedroom apartment comprises an open plan kitchen/reception room with ample storage and fitted appliances, a double bedroom with built-in wardrobes, shower room with double sinks, and a balcony. This bright and spacious apartment is beautifully presented, in lovely condition, and benefits from comfort cooling. Situated in the recently developed Rathbone Square, there is an excellent range of residents' facilities including a swimming pool, sauna and steam room, gym and cinema, along with a lift and 24 hour concierge.

## Tenure

Leasehold (approximately 995 years remaining)

## Energy Performance

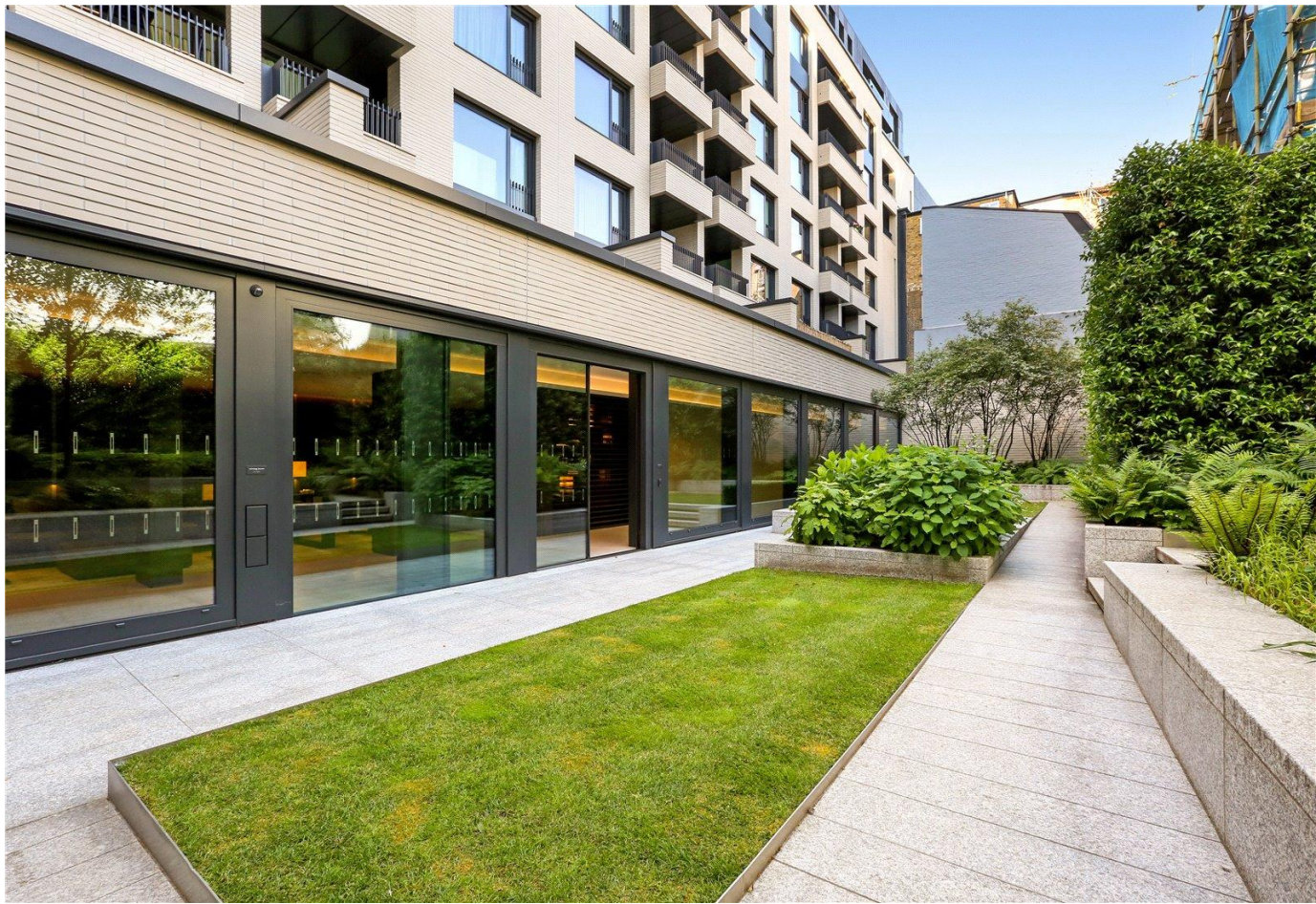
EPC Rating = B

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office.  
Telephone: +44 (0) 20 3527 0400.





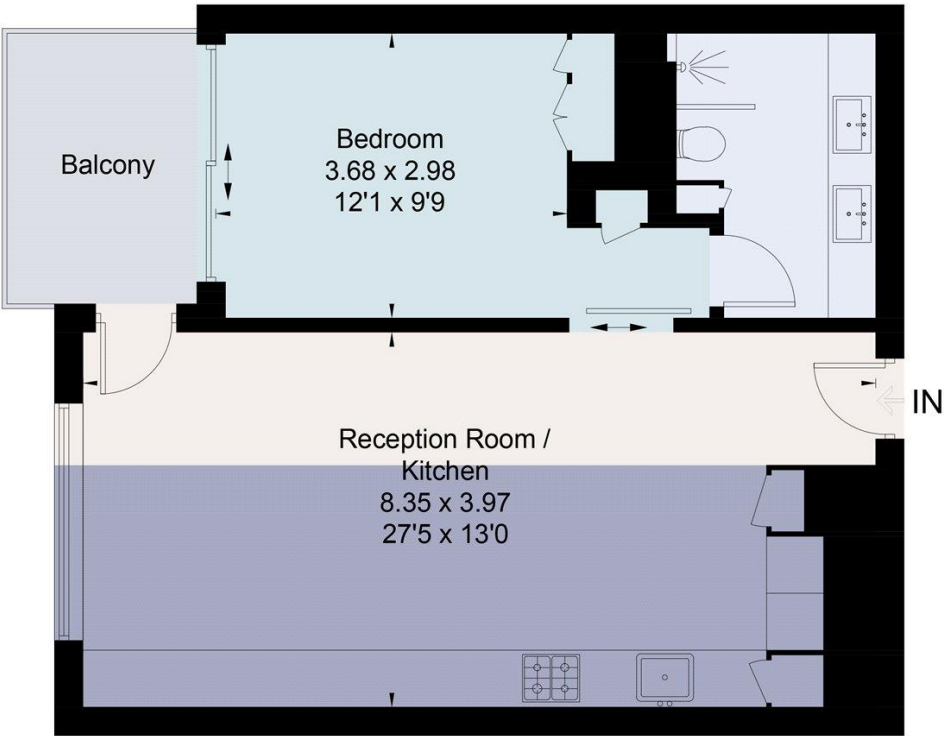





Rathbone Square, 37 Rathbone Place, Fitzrovia, London, W1T  
Gross Internal Area 587 sq ft, 54.5 m<sup>2</sup>

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Approximate Area = 53.9 sq m / 580 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)  
Balcony Area = 6.0 sq m / 64 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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 	

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