



## A THREE BEDROOM DUPLEX APARTMENT WITH A LARGE TERRACE

DENMAN PLACE, LONDON, W1D 7AH

**Furnished, £6,500 pw (£28,166.67 pcm)** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available: Now**



# A THREE BEDROOM DUPLEX APARTMENT WITH A LARGE TERRACE

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£6,500 pw (£28,166.67 pcm) **Furnished**

- 3 Bedrooms • 2 Bathrooms • 1 Reception
- Oak floors • Room Service • Concierge • On-site security • All utilities • Gym, steam room and spa including beauty and body treatments • Daily linen and housekeeping services • Wifi and wired access availability • EPC Rating = C • Council Tax = H

## Description

A 140m<sup>2</sup> (1,506 sq ft) 3 bedroom duplex apartment, which is light and airy with floor to ceiling windows and large terrace. The apartment beautiful oak floors in the living spaces, a powder room and a sleek Boffi kitchen. The king size double bedrooms have ensuite bathrooms beautifully designed in marble and oak.

The apartments are available to let for periods of 90 days or more. They are light and airy with full-length warehouse style windows, some with spacious terraces and views overlooking the London rooftops. They are immaculately presented with beautiful detailing including fabric covered walls, grey oak floors, bespoke furniture, Italian Boffi kitchens, luxurious marble bathrooms and a fully integrated AV control system.

## Energy Performance

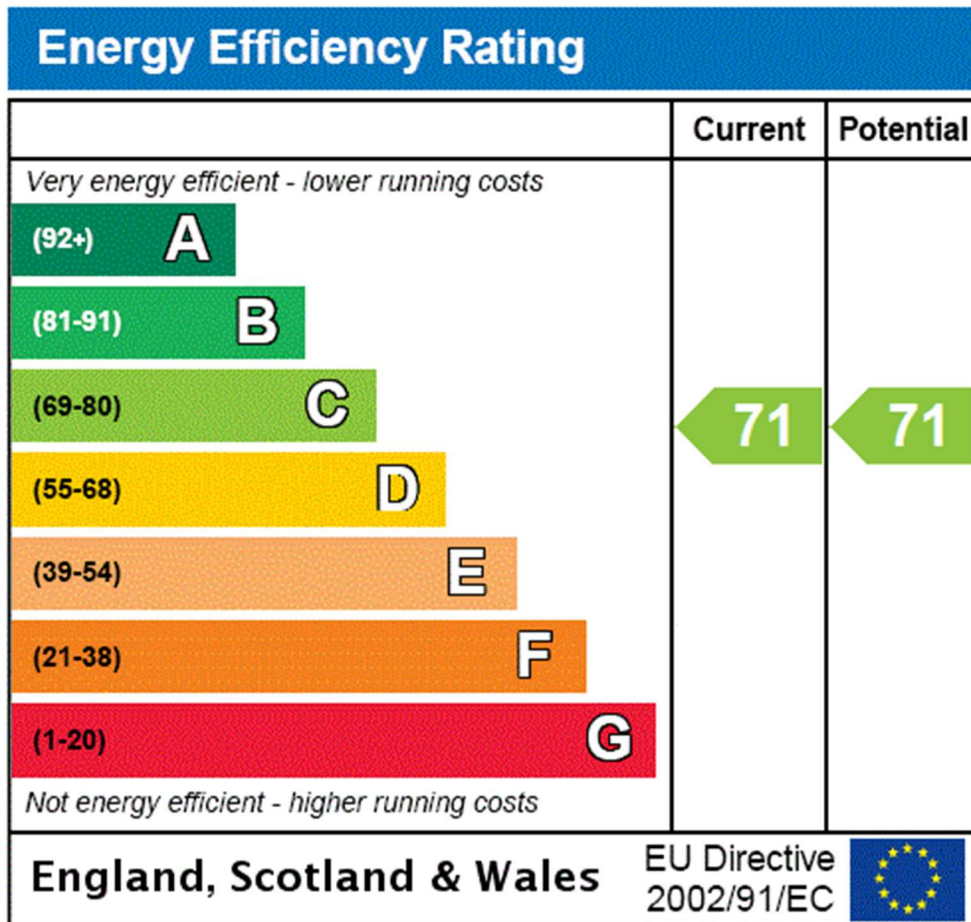
A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.







**Situation**

One Denman Place could not be more central. Situated in the midst of London’s vibrant Soho and on the edge of sophisticated Mayfair, it is surrounded by some of London’s most exciting restaurants, bars, cafes and nightlife as well as world-class galleries, museums and landmarks. There is a wide variety of shopping from the quirky independent stores of Soho to the international luxury brands found on nearby Regent Street, Saville Row and Bond Street.

One Denman Place revolves around Ham Yard Village, a leafy tree-filled garden with a bronze sculpture centrepiece by Tony Cragg, 12 independent boutiques and Engawa Japanese restaurant. Residents have access to all hotel facilities which include a bar, restaurant, spa, gym, theatre and rooftop garden as well as private event rooms and bowling alley.

**FLOORPLANS**

Gross internal area: 1506 sq ft, 139.9 m<sup>2</sup>



\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190129FLWT

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## Mayfair & St James's Lettings

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