



**Rathbone Place, London W1T**  
£2,750,000 Leasehold









## Description

This exceptional duplex apartment (5th & 6th floor) nestled within a prestigious development in Fitzrovia extends to 1,526 sq ft of living and entertaining space. The residence features two generously proportioned bedrooms, each enhanced with private en suite bathrooms that blend functionality with luxury. The heart of the home showcases an expansive open-plan living space where floor-to-ceiling windows flood the interior with natural light and open onto private balcony. The contemporary kitchen presents a striking contrast of crisp white cabinetry against textured wall elements, creating a sophisticated culinary environment.

Both bedrooms open to a good-sized balcony, with the principal bedroom suite offering a dressing area with extensive wardrobe space. Each ensuite bathroom offers a sanctuary-like retreat with elegant dark wood detailing and premium marble surfaces. Throughout the property, thoughtful design balances modern aesthetics with practical living, incorporating ample storage solutions and versatile living spaces.

Residents have use of the 24-hour concierge, exclusive access to meticulously landscaped gardens, and comprehensive wellness facilities featuring a fully equipped residents' gym, elegant swimming pool, and rejuvenating sauna and steam room. Entertainment options extend to a sophisticated screening room and stylish communal lounge.

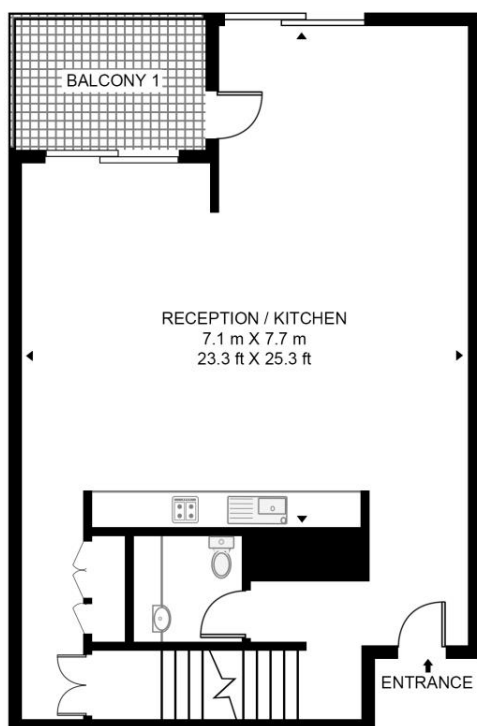
- 2 Double bedrooms
- 2 En-suite bathrooms
- 2 Private balconies
- Duplex apartment (5th & 6th floors)
- Lift
- 24/7 Concierge
- Residents gym, swimming pool, sauna & steam room
- Residents business lounge, and wine cellar
- Ideally located in the heart of Fitzrovia
- Approx. 1526 sq ft / 141.8 sq m

# Floorplan

1,526 sq ft | 142 sq m

## RATHBONE PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1526 SQ.FT (141.8 SQ.M)



FIFTH FLOOR



SIXTH FLOOR

**HDVA**

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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