

**Rathbone Place, London W1T**  
Offers In Excess Of £2,000,000 Leasehold









## Description

Set on the fourth floor, the apartment extends to a very well-proportioned 1080 sq ft of lateral living space and offers a large balcony that can be accessed from the reception room and both principal bedrooms. A large open plan style reception room offers a dual aspect and floor to ceilings windows. This room also leads on to good-sized study / 3rd bedroom. The principal bedroom suite has a large dressing area with full range of wardrobes and leads on a family sized en-suite bathroom. A further bedroom also features a range of built-in wardrobes, whilst a shower room and two separate storage cupboards are located off a welcoming hallway. Benefitting 24 hour concierge, residents of Rathbone Square have access to beautiful gardens, a residents' lounge, wine storage & tasting room, screening room, gymnasium, swimming pool, sauna and steam rooms. Moments from Oxford Street and located in the heart of London's West End, Rathbone Square is ideal for transport links in and around London with The City and West London being just 10 minutes away via the underground.

Leasehold 988 years (exp. 22/12/3013)  
Ground Rent: Approx. £1,000 pa  
Service Charge: Approx. £21,786 pa  
Council Tax Band: G  
EPC Rating: B

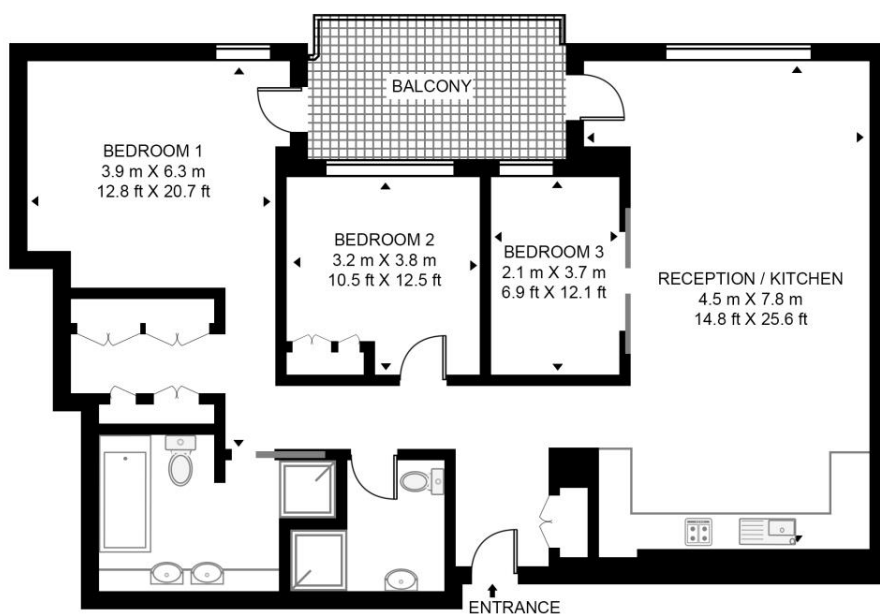
- 3 Bedrooms
- 2 Bathrooms
- Flexible accommodation
- Good-sized balcony
- Courtyard gardens
- 24hr concierge
- Residents lounge, wine storage & tasting room
- Gym, swimming pool and leisure facilities
- Ideally located for central London and a host world class colleges and universities
- Approx. 1080 sq ft / 100.4 sq m

# Floorplan

1,081 sq ft | 100 sq m

## RATHBONE SQUARE, RATHBONE PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1081 SQ.FT (100.4 SQ.M)



### FOURTH FLOOR



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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