



## Evelyn Yard, London W1T

Price £4,000 per month - Furnished, Part Furnished

 **JLL**





## Description

Nestled in the heart of vibrant Fitzrovia, this generously proportioned three-bedroom apartment offers an exceptional opportunity for central London living. Positioned on an upper floor, the residence benefits from an elevated perspective and a peaceful atmosphere away from the bustling streets below, while being immersed in one of London's most dynamic neighbourhoods.

The property features a spacious reception room, providing ample space for both relaxing and entertaining. The accommodation comprises three well-sized bedrooms and two modern bathrooms, offering comfortable and practical living arrangements. Offered fully furnished, the apartment is ready for immediate occupation, providing a seamless and convenient move for discerning tenants looking for a home in a prime central location.

Living in Fitzrovia places you at the centre of a dynamic community known for its eclectic mix of independent boutiques, renowned art galleries, and a world-class culinary scene. Residents can enjoy the village-like atmosphere while being just a stone's throw from the energy of Soho and the designer shopping of Oxford Street, Regent Street, and Bond Street.

Connectivity across the capital is superb, with Tottenham Court Road (offering Central, Northern, and Elizabeth line services) and Oxford Circus (Central, Victoria, and Bakerloo lines) stations within easy walking distance. This provides swift access across London and beyond, making the property an ideal base for professionals and students alike. This apartment represents a fantastic rental opportunity, combining generous space with an unbeatable location.

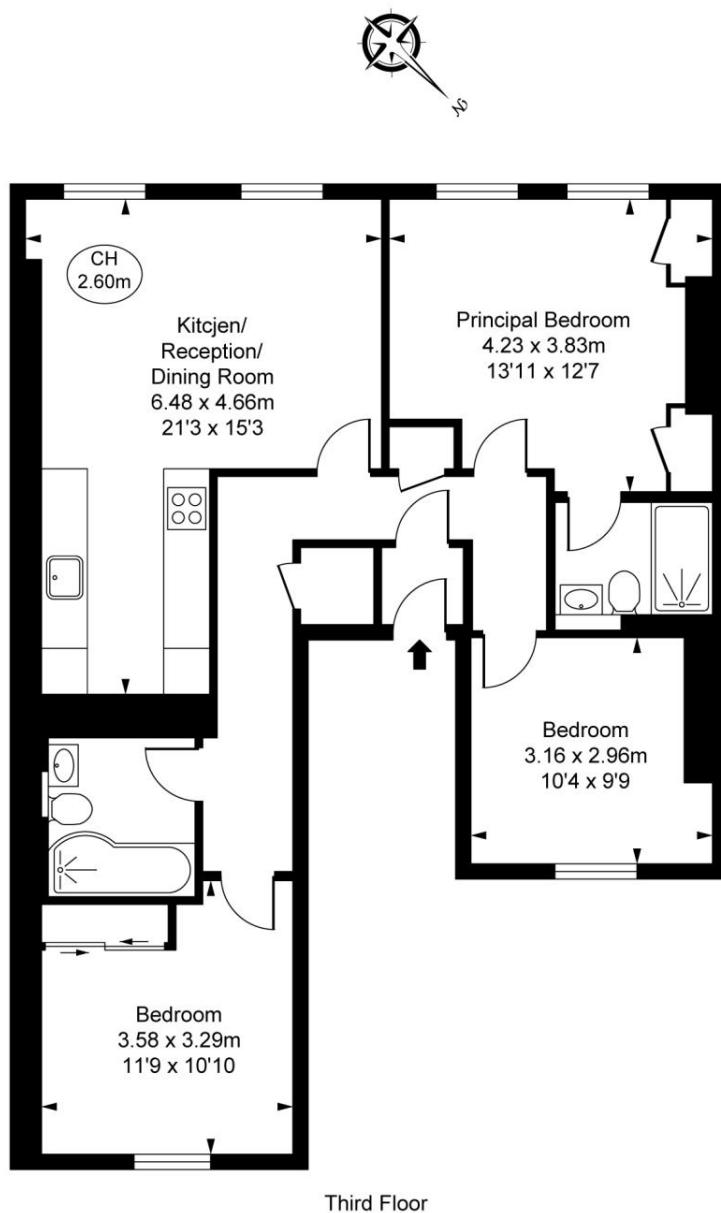
Council tax band: G. Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Tenancies with annual rents up to £50,000 will require a 5 weeks' security deposit, while those exceeding this threshold will require a 6 weeks' deposit. Utility bills, council tax, telephone line and broadband are not included in the rent. As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an AST, additional fees may apply. Please visit [jll.co.uk/fees](http://jll.co.uk/fees) for details of fees that may be payable when renting a property. To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

- Three bedroom apartment
- Two modern bathrooms
- Spacious reception room
- Offered fully furnished
- Prime Fitzrovia location
- Heart of the West End
- Excellent transport links
- Vibrant local neighbourhood
- Moments from Soho
- Ideal for city living

# Floorplan

880 sq ft | 82 sq m

Evelyn Yard, W1T  
Approximate Gross Internal Area  
81.76 sq m / 880 sq ft  
( CH = Ceiling Heights )



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

Mayfair and Marylebone  
St George Street,  
London W1S 2FQ  
+44 207 399 5550  
mayfair@jll.com

*Urban living, your way.*

[jll.co.uk/residential](http://jll.co.uk/residential)

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

 JLL