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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



WEST ONE HOUSE
WELLS STREET
FITZROVIA
W1T 3PN

£1,500 PER WEEK
SUBJECT TO CONTRACT

Situated in the heart of Fitzrovia, this exceptional apartment has been refurbished by the owner to their exacting standards. This one-bedroom apartment of approx. 530 sq. ft offers an unrivalled level of design, furnishings, and features. The heightened ceilings (2.45m) throughout combined with clever use of design help to provide a sense of space which belies the size of the property.

Underfloor heating and sound insulation are both fitted throughout. There is a large walk-in wardrobe plus significant storage, together with Miele and Neff appliances, Sonos sound system and Linge Rosset furnishings.

Every detail has been considered thoughtfully with an emphasis on style, quality, and utilisation of space. The lounge and kitchen areas can be separated off by two large pivot doors which enables this area to double up as a second bedroom for occasional guests.

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ACCOMMODATION

- West facing balcony accessed from lounge & bedroom
- Bedroom with large walk-in wardrobe
- Bathroom with walk-in shower
- Open plan kitchen/dining

AMENITIES

- Sonos sound system
- Sound insulation throughout
- Underfloor heating and GCH throughout
- Excellent shower pressure with endless hot water
- Living wall with automatic watering system

COUNCIL TAX	(Band F)
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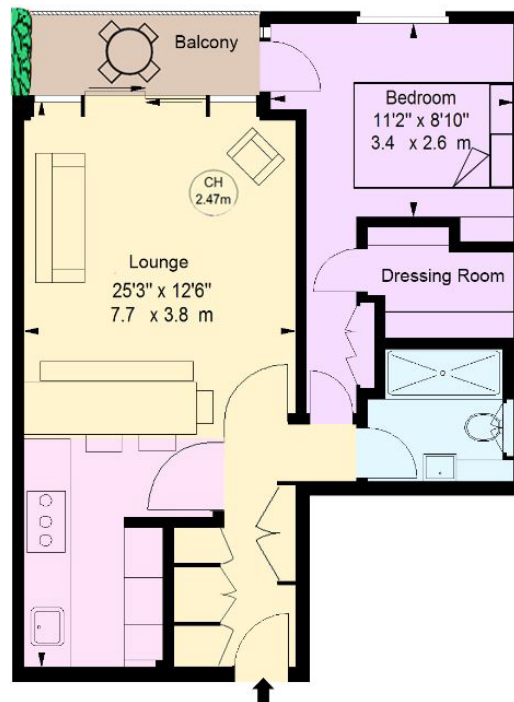
EPC RATING:	C
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West One House, W1T

Approximate gross internal area

530 sq ft / 49.24 sq m

Key :
CH - Ceiling Height



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.