

Rathbone Place, Marylebone, W1T

Offers in excess of: £950,000

Benham & Reeves

Rathbone Place, Marylebone, W1T

1 Bedroom (s) 1 Bathroom (s) Leasehold

A contemporary one bedroom apartment set on the sixth floor of Rathbone Place, Fitzrovia.

Spanning an approximate 584 square feet, this apartment comprises a very large open-plan double reception room with dining space and sizeable floor-to-ceiling windows affording lots of natural daylight into the property. There's a fully fitted modern kitchen with built-in well-known appliances (including an add-on feature: wine cooler), a large main bedroom with a built-in wardrobe, a cream stone finish double en-suite shower room with double basins, a good-sized private balcony which is accessible from the master bedroom & reception room.

The property benefits from air conditioning, underfloor heating, an air ventilation system, ceiling speakers, an iDevice controllable home automation system, double-glazed windows, hardwood floors in the reception room, luxury comfort carpet in the bedrooms, a good-sized hallway with a separate utility room.

Rathbone Place is located in the heart of Central London. Residents freely enjoy 24-hour security, concierge, CCTV, lift access, meeting lounge, residents' lounge, beautiful swimming pool, sauna, steam room, top-end fully equipped onsite gym facility, wine cellar, tasting room and high-spec cineplex (personal Blu-ray disc on demand).

The development is within easy access to a number of transport stations, with Tottenham Court Road, Oxford Circus and Goodge Street underground stations being close by (Bakerloo, Central, Northern & Victoria Lines). There are also plenty of local buses available along Oxford Street. Rathbone Place is within close proximity to local restaurants, bars, cafes and a range of high street stores.







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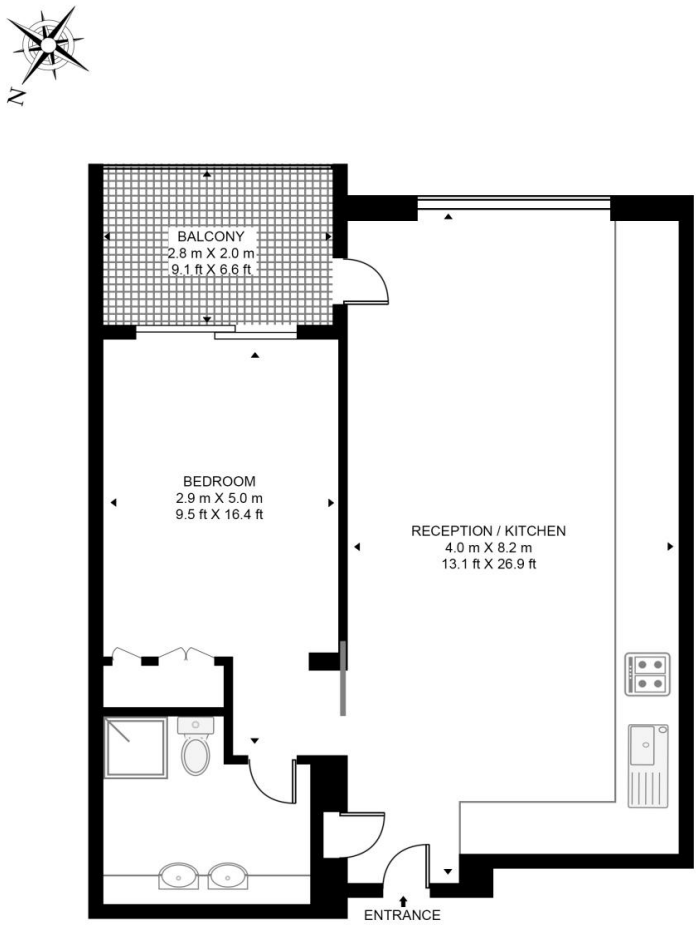
Property Features:

- One Bedroom
- One Bathroom
- Sixth Floor
- 584 Square Feet (Approx.)
- Private Balcony
- Underfloor Heating & Comfort Cooling
- Modern and Spacious
- 24-Hour Concierge / Swimming Pool / Spa Facilities / Gym / Cineplex / Wine Cellar and Tasting Room
- Close Proximity to Local Amenities
- Oxford Circus Station (Zone 1)

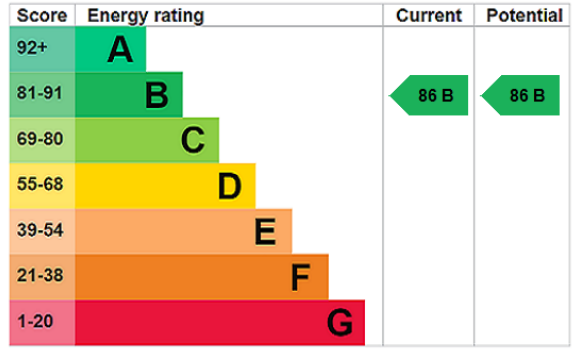
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RATHBONE PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA 584 SQ.FT (54.3 SQ.M)



SIXTH 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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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of:	£950,000
Tenure:	Leasehold Expires 22/12/3013 Approximately 987 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 25 years Next: 2040
Service Charge:	£11,000.00 (per annum) for the year 2026
Anticipated Rent:	£5,000.00 pcm Approx. 6.3% Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN250254

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