



WEST ONE HOUSE

FITZROVIA, W1T



ASKING PRICE
£1,850,000





WEST ONE HOUSE, WELLS ST, LONDON, W1T

- Newly Renovated
- Two Bedroom Two Bathroom
- First Floor
- Private Balcony
- 24 Hour Concierge
- Parking Included
- Heart Of Fitzrovia
- 8 Minute Walk to Goodge Street & Oxford Circus Station

Introducing a Newly Renovated Spacious 2 Bedroom Apartment.

Located in a highly sought-after residential building in the heart of Fitzrovia, this 814 sq ft 1st-floor apartment comes with a long leasehold of 973 years and residents underground parking.

This beautifully presented apartment offers a spacious reception area with ample room for dining, seamlessly extending onto a private balcony - ideal for alfresco relaxation. The fully fitted kitchen is both generous in size and thoughtfully laid out, perfect for modern living.

Accommodation comprises two large double bedrooms and two stylish bathrooms, including a luxurious en-suite. Designed by a well known interior designer, the interiors showcase bespoke contemporary living at its finest, with standout features such as a striking floor-to-ceiling masonry brick wall, underfloor heating, and a host of carefully curated finishes throughout.

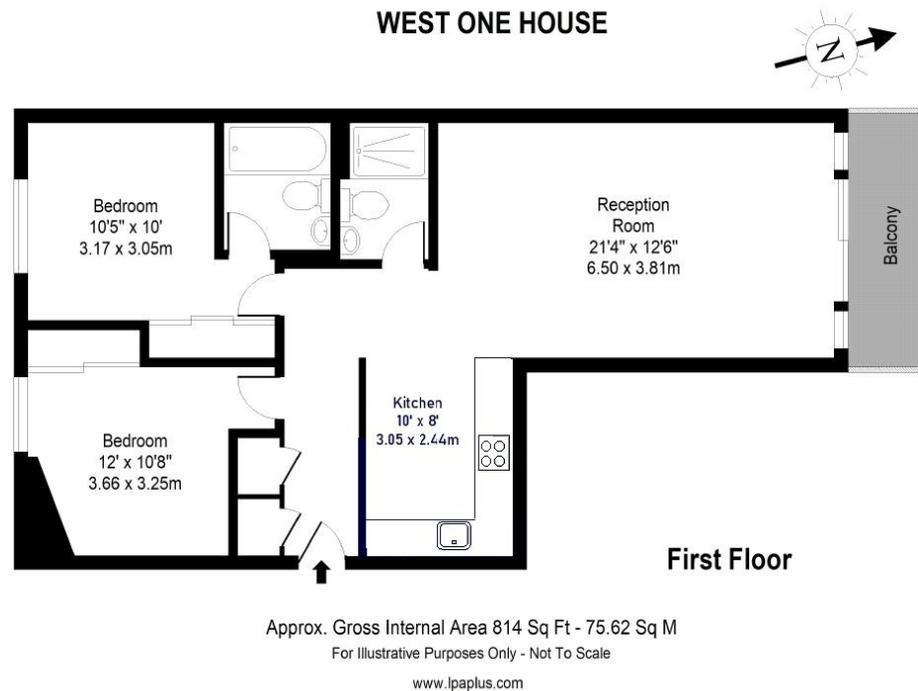
With excellent transport links nearby, Great Portland Street, Oxford Circus, and Goodge Street stations are all within easy reach. Additionally, the property includes a valuable underground parking space.

This is an exceptional opportunity in one of London's most desirable locations!



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Approximate gross
internal area:
75.6 SQM /
814 SQ FT

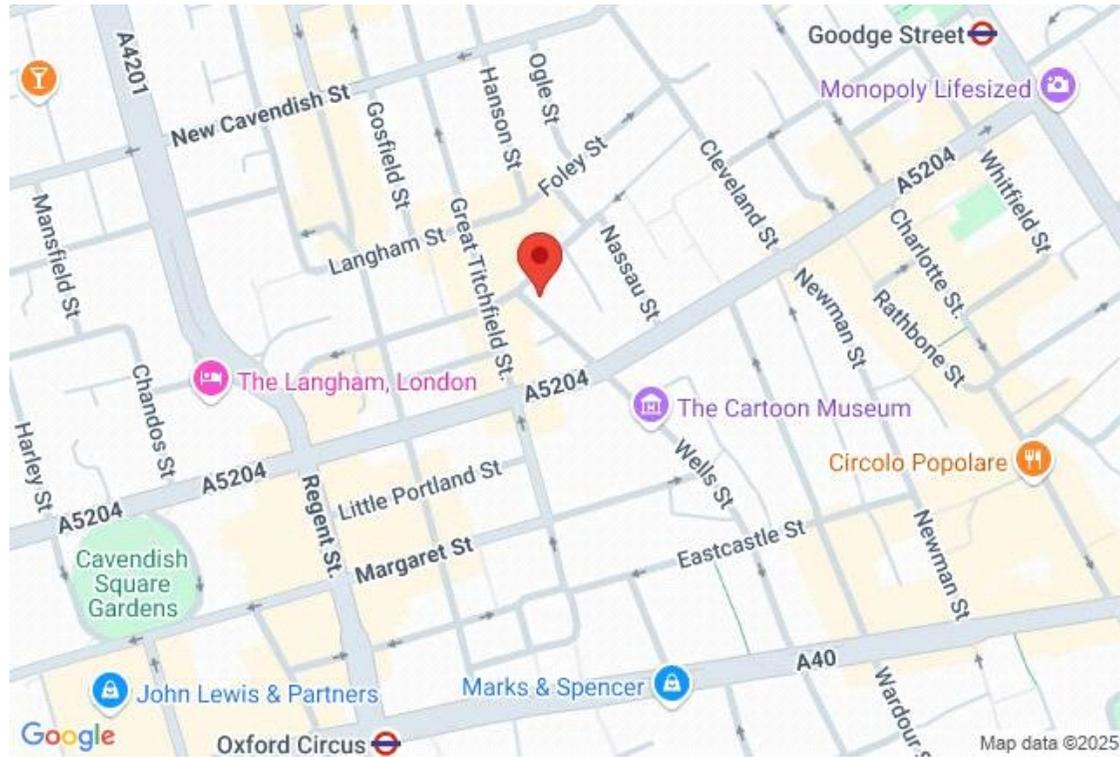


Tenure: To be advised, 972 years
Estimated ground rent: £200 p.a.
Estimated service charge: £8300 p.a.

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FRASER
& Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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