



BOLSOVER STREET, FITZROVIA, W1W
£2,000,000

Carter Jonas

BOLSOVER STREET, FITZROVIA, W1W

Located close to local and national transport links and a short walk from Regent`s Park and Marylebone High Street, the property benefits from a large open plan kitchen/reception room with wood flooring, 24 hour concierge and is finished to the highest of standards.

Council Tax Band G

Marylebone still looks and feels something like the village it was 400 years ago and the handsome Georgian development it was 250 years ago. Its High Street in particular is a pleasure to visit; the atmosphere is a bit more cosmopolitan than other parts of the city, and at the same time, a little more relaxed. A pristine haven a short walk from Oxford Circus filled with squares of tall, beautifully proportioned Georgian houses.

AMENITIES

- 3 Bedroom apartment
- 1 Reception Room
- 3 Bathrooms
- Lift
- Concierge/Porter on site

TENURE Leasehold 125 years commencing on 8 January 2010
expiring on 7 January 2135

LOCAL AUTHORITY Westminster

EPC BAND B

SERVICE CHARGE £15,643 per annum

GROUND RENT £350 per annum

A STUNNING AND CONTEMPORARY THREE BEDROOM, THREE BATHROOM UPPER FLOOR APARTMENT IN THE SOUGHT-AFTER FITZROVIA APARTMENTS WHICH BENEFITS FROM 24 HOUR CONCIERGE.





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Bolsover Street, W1W

CAPTURE DATE
03/03/2020

LASER SCAN POINTS
48,545,823

GROSS INTERNAL AREA
128.6 Sqm / 1384.0 Sqft



— Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
128.6 Sqm / 1384.0 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features,
includes alcoves, restricted head
123.0 Sqm / 1324.0 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

spec

RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room

IPMS 2B RESIDENTIAL
129.8 Sqm / 1397.1 Sqft
IPMS 3C RESIDENTIAL
124.2 Sqm / 1337.1 Sqft

SPEC ID
5e5ce2da119e383a70218b45

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(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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Classification L2 - Business Data