



An Immaculately Presented Two Bedroom Two Bathroom  
Apartment in Fitzrovia

# WELLS STREET

FITZROVIA, W1T

Asking Price  
£1,450,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £1,450,000	<b>Square Footage</b> 750
<b>Council Tax Band</b> G	<b>EPC</b> C
<b>Ground Rent</b> £100 pa	<b>Service Charge</b> £7,320.94 pa
<b>Tenure</b> Leasehold	

## FEATURES

Two Bedrooms
One Reception Room
Two Bathrooms
Off Street Parking
Ground Floor
Modern

This wonderful flat underwent an architect-led major refurbishment in 2021 and feels “as new” having been rarely occupied since. Finished to a very high specification, the back-to-shell refurbishment included soundproof linings to walls, floors and ceilings. There is engineered oak flooring throughout with underfloor heating as well as high quality ironmongery and fittings including circa 150 cubic feet of bespoke integrated storage.

Upon entering the property, you are met with a fantastic feeling of light and space. There is an entrance lobby fully lined with bespoke storage cupboards for coats and shoes as well as a separate utility cupboard with full-size washing machine and separate drier. The perfect space to relax, cook or entertain, the open-plan kitchen and living room has been well thought through by the current owners. The bespoke kitchen has fully integrated Neff appliances including oven, microwave, induction hob, dishwasher and extractor as well as a full-size fridge and freezer and a separate drinks fridge. There are Silestone worktops and splashbacks and a Quooker tap provides on-demand boiling water.

There are two well-proportioned double bedrooms, with plenty of storage space on offer. The en-suite to the primary bedroom has a luxurious double shower. The two bathrooms come with bespoke under-sink vanity units with drawers including hard-wired hair dryers, tongs etc. There are also large mirrored, recessed wall cabinets in both and Minoli large format porcelain wall and floor linings.

The property benefits from LED lighting throughout including feature accents – all with on/off/dim controls. There is also a large private underground parking space, a porter and lift and a long lease, as well as communal garden.

Situated in Fitzrovia, the apartment is just moments from the vibrant dining scene of Charlotte Street, the world-class shopping destinations of Oxford Street, Bond Street, and Regent Street. The tranquil open spaces of Regent's Park are also within easy reach.

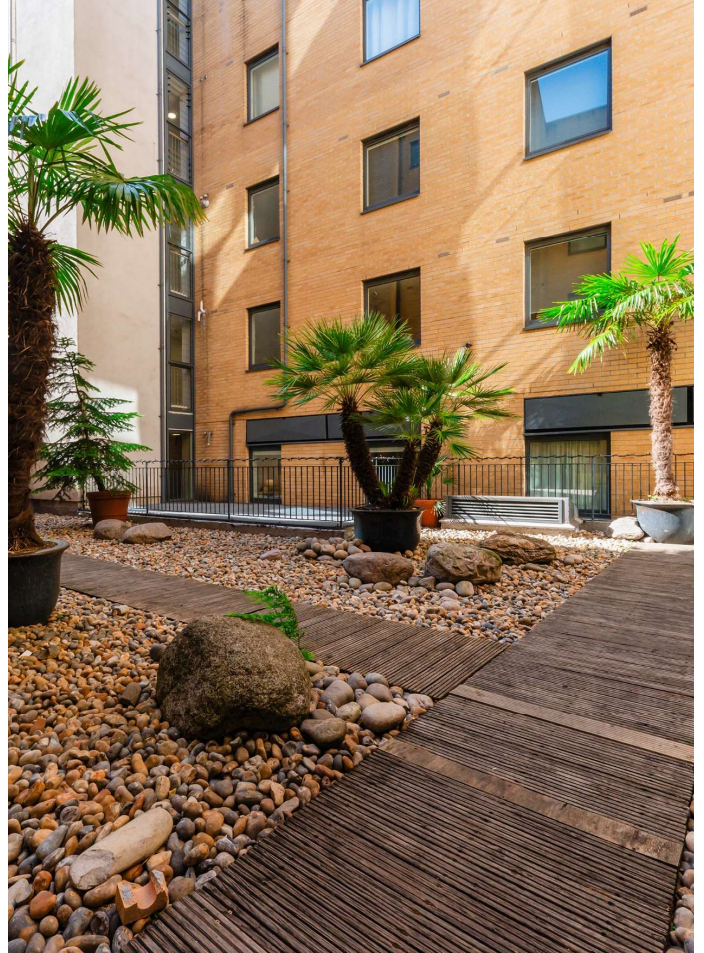
## LOCATION



**MARYLEBONE SALES**  
20A Paddington Street, W1U 5QP

020 7486 6338  
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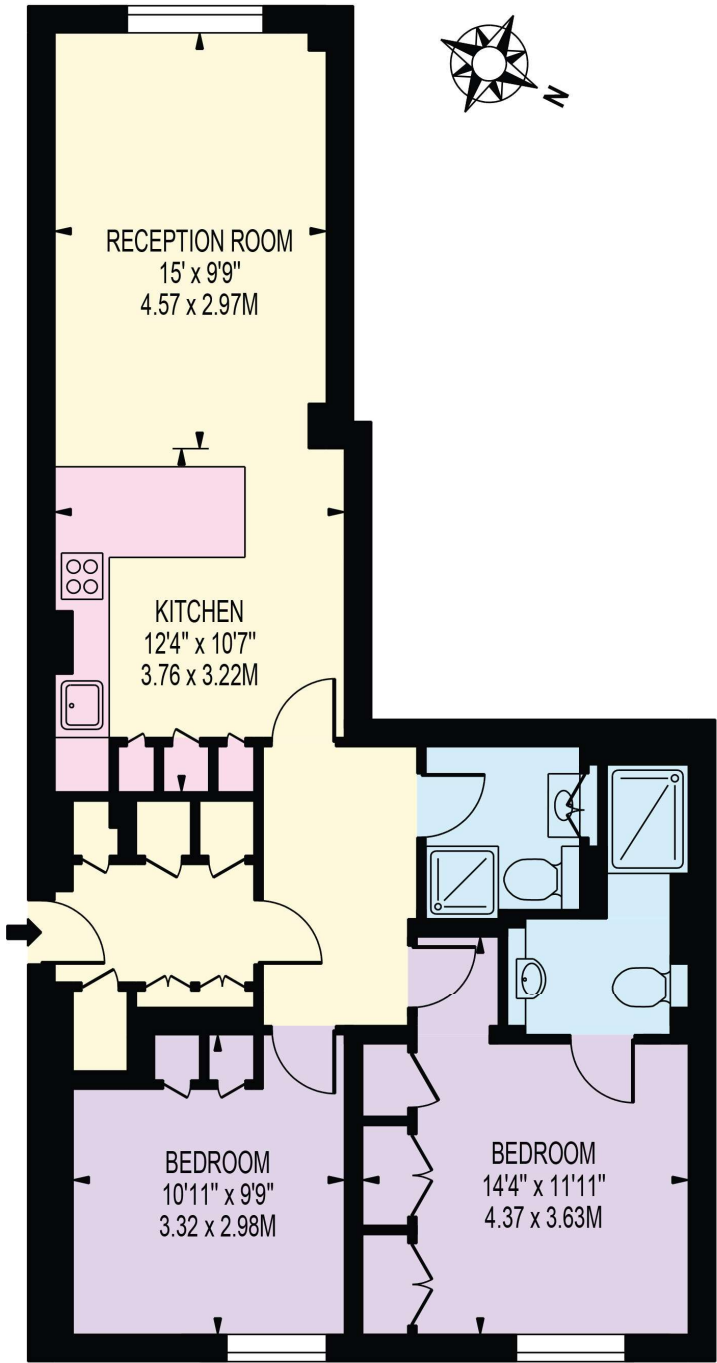




# FLOORPLAN

## WEST ONE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 750 SQ FT 69.67 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.