

The Fitzbourne W1W

LREO





New Cavendish Street W1W

£7,495,000

A beautiful duplex penthouse located on the cusp of Marylebone & Fitzrovia.

Set on the fourth and fifth floor, this stunning apartment opens into a bright open reception room leading to fabulous dining area and kitchen. The study, bedroom 3 with an en-suite shower room and the guest powder room are also located on this level too.

Take the spiral glass staircase upstairs and you are greeted with the principal bedroom and dressing room with an en-suite bathroom. The second bedroom with en-suite bathroom and a utility room are also found on this level.

Finally, another staircase leads you up to a private decked terrace with spectacular views of the Capital. Further benefits include comfort cooling, a fully integration smart media home system and a daytime porter.

The Fitzbourne is a boutique development with just 8 apartments located on New Cavendish Street.

Viewings strictly by appointment.

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The Fitzbourne, W1W

Approximate Gross Internal Area = 2504 sq ft / 232.6 sq m

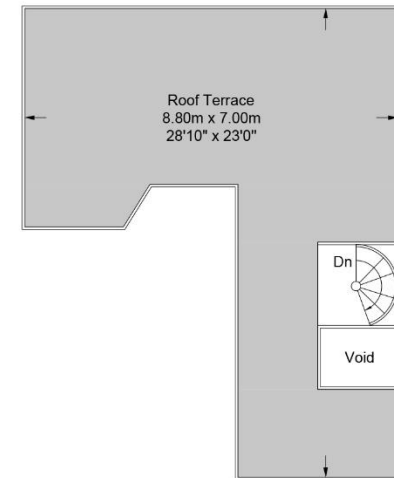
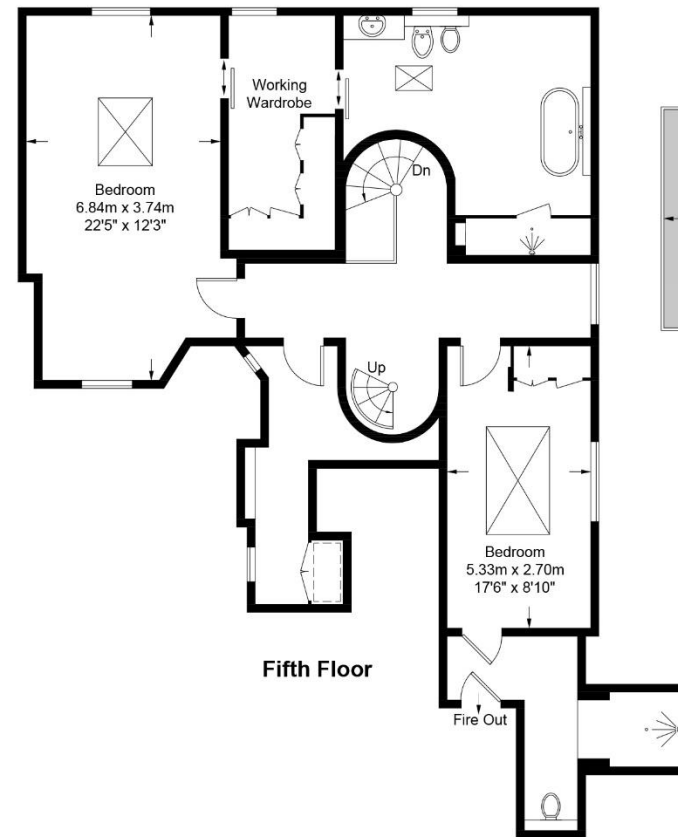
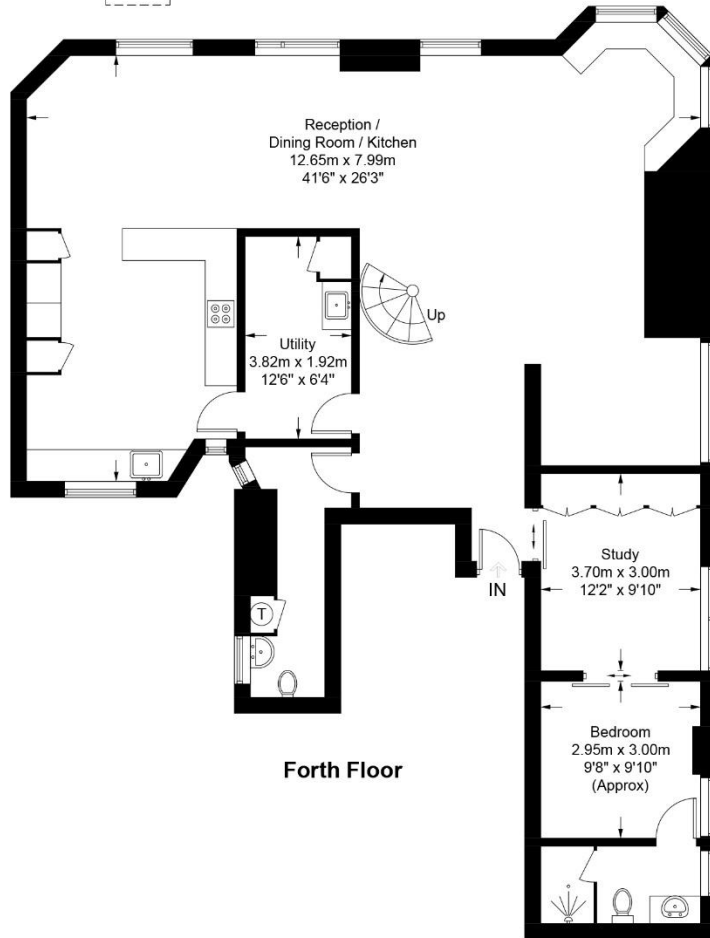
(Excluding Reduced Headroom)

Reduced Headroom = 7 sq ft / 0.7 sq m

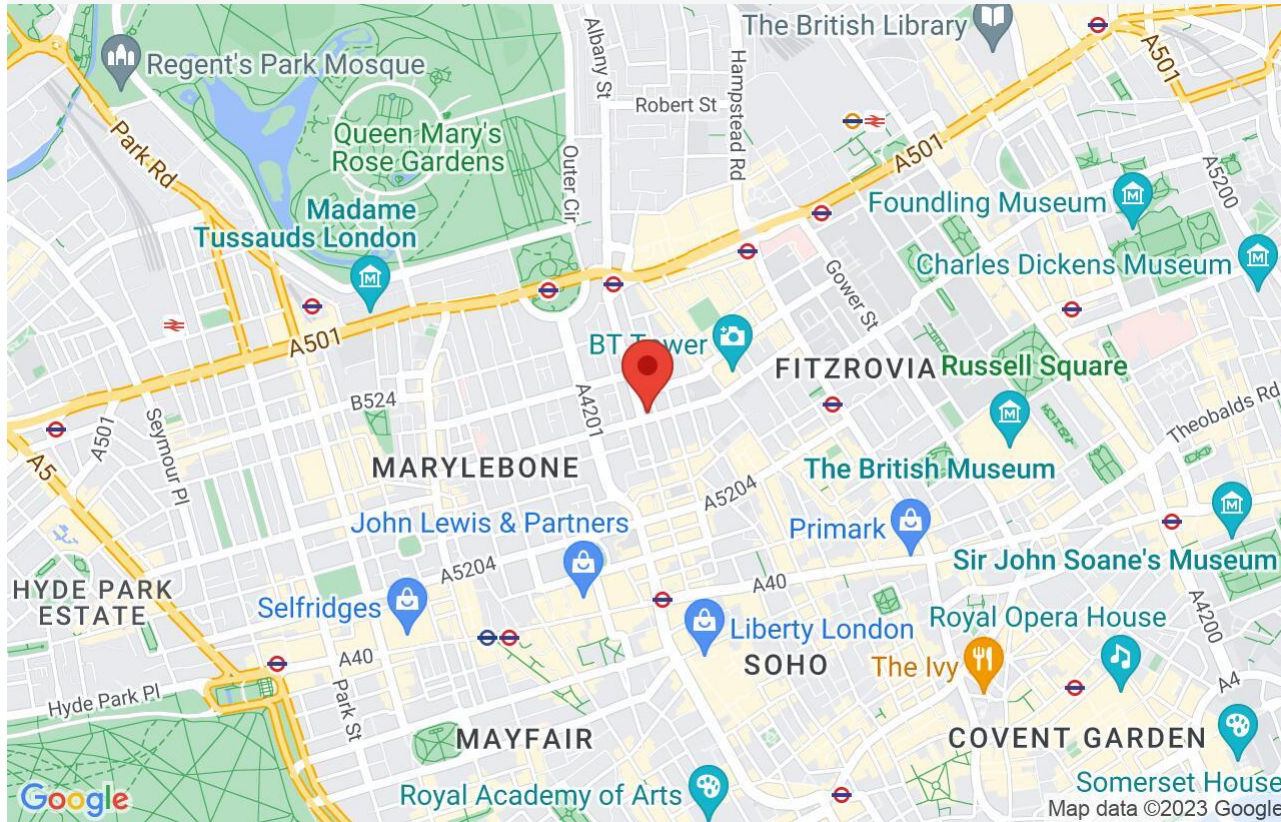
Total = 2511 sq ft / 233.3 sq m



= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID703109)



- 3 Bed
- 3 Bath
- 1 Reception
- 2,519 sq ft
- Leasehold
- Council Tax Band H
- Service Charge

- Air conditioning
- Concierge
- Private rooftop terrace

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(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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