

# ASTON CHASE



## WEST ONE HOUSE

47 Wells Street, Fitzrovia, London, W1T 3PN

## ASKING PRICE

£1,500 per week  
Inclusive of bills

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## WEST ONE HOUSE

Situated in the heart of Fitzrovia, this exceptional apartment has been refurbished by the owner to their exacting standards. This one-bedroom apartment of approx. 530 sq. ft offers an unrivalled level of design, furnishings, and features. The heightened ceilings (2.45m) throughout combined with clever use of design help to provide a sense of space which belies the size of the property.

Underfloor heating and sound insulation are both fitted throughout. There is a large walk-in wardrobe plus significant storage, together with Miele and Neff appliances, Sonos sound system and Linge Rosset furnishings.

Every detail has been considered thoughtfully with an emphasis on style, quality, and utilisation of space. The lounge and kitchen areas can be separated off by two large pivot doors which enables this area to double up as a second bedroom for occasional guests.

The property is provided for rent for a period of minimum period 10 months inclusive of all bills including: gas, electric, fibre optic WiFi, council tax, Netflix and Prime Video, TV license and weekly cleaner/ironer.

## ACCOMMODATION

Southwest facing balcony

Bedroom with large walk-in wardrobe

Bathroom with walk-in shower

Open plan kitchen/dining

Parking available





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## West One House, W1T

Approximate gross internal area

530 sq ft / 49.24 sq m

Key :  
CH - Ceiling Height



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## AMENITIES

LONG LET

Sonos sound system

Sound insulation throughout

Underfloor heating and GCH throughout

Excellent shower pressure with endless hot water

Living garden wall with automatic watering system

Linge Rosset luxury furnishings

Miele and Neff appliances

Parking space available

Southwest facing balcony

24 hour porter

Lift

**Video tour via QR code below**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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## IMPORTANT NOTICE

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