

ASTON CHASE



WEST ONE HOUSE

47 Wells Street, Fitzrovia, London, W1T 3PN

ASKING PRICE

£1,200,000

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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 available by separate negotiation.

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.

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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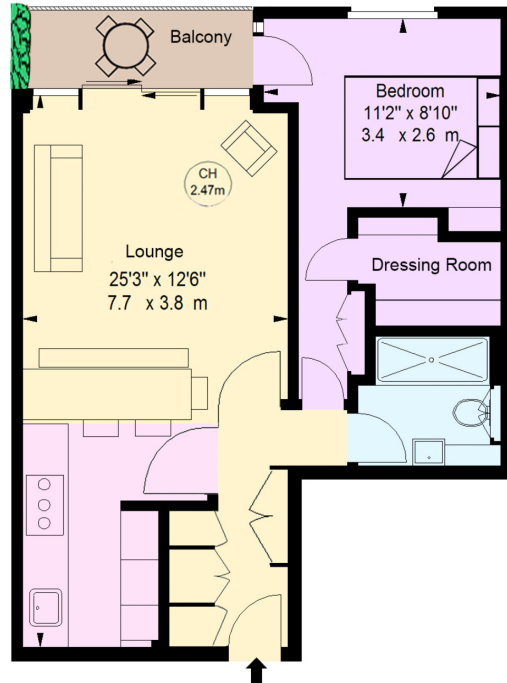
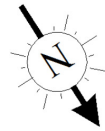


West One House, W1T

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

Sonos sound system (by separate negotiation)

Sound insulation throughout

Underfloor heating and GCH throughout

Excellent shower pressure with endless hot water

Living garden wall with automatic watering system (by separate negotiation)

Linge Rosset luxury furnishings (by separate negotiation)

Miele and Neff appliances

Parking space available

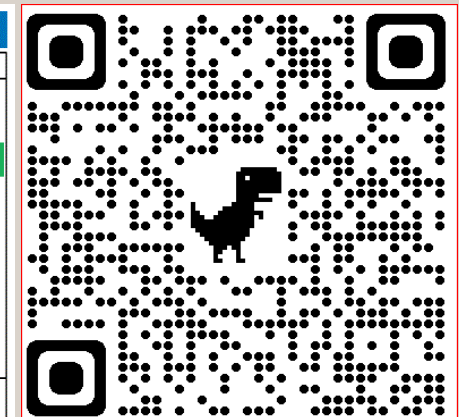
Southwest facing balcony

24 hour porter

Lift

Video tour via QR code below

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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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