

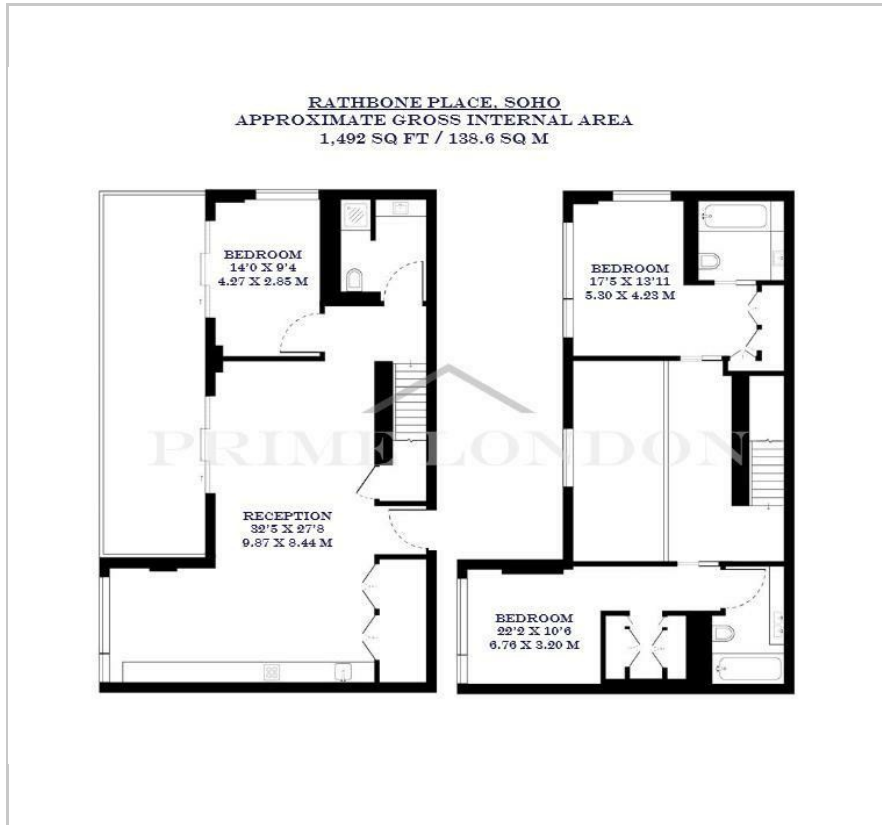
## 37 Rathbone Place

Marylebone, London, W1T 1JN

Price Guide £3,300,000



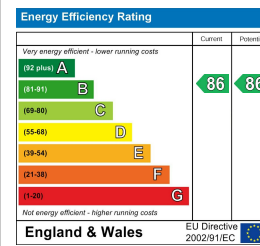
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Three bedroom duplex ▪ 1,492 sq ft (138.6 sqm) apartment
- Generous private terrace ▪ Master bedroom featuring separate dressing area
- Resident's gym, pool, spa, ▪ 24 hour concierge screening room and lounge

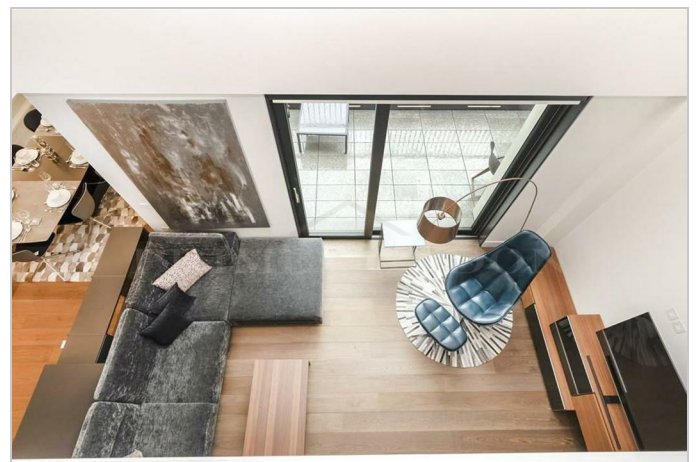
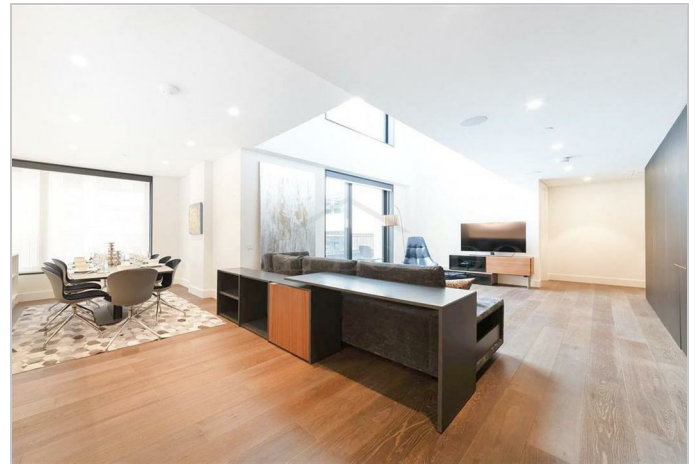
This exquisite three-bedroom duplex apartment, located in the luxurious Rathbone Place in Soho, is available for chain free sale through Prime London.

Totalling 1,492 sq ft (138.6 sqm), this property features an expansive open-plan reception room with a fully fitted kitchen on the lower floor, seamlessly connecting to the private terrace, ideal for entertaining or relaxing outdoors. Also on this level is a generously sized bedroom with an en-suite bathroom.

On the upper level you'll find the luxurious master bedroom, complete with a dressing area and an en-suite bathroom. The second double bedroom on this floor is fitted with wardrobes and also has its own en-suite bathroom. There is a third double bedroom and a separate shower room.

Residents of Rathbone Place enjoy a range of premium amenities, including a 24-hour concierge service, beautifully landscaped gardens, a fully equipped gym, a swimming pool, sauna, steam room, a screening room, a lounge, and a wine storage and tasting room. Rathbone Square is designed to provide a serene living environment while being just moments away from the vibrant Oxford Street.

Located in the heart of London's West End, this apartment offers unparalleled access to transport links across London. The City and West London are just a 10-minute underground journey away, making it an ideal base for both work and leisure.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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