

THE  
BERNERS STREET  
LOFTS

LONDON W1

HARRODS ESTATES  
LUXURY PROPERTY AGENTS



# BOUTIQUE DEVELOPMENT OF LOFT STYLE APARTMENTS WITH A LIFT IN THE HEART OF FITZROVIA



Each apartment has been finished to a high specification with a contemporary 'loft-style' design and one apartment benefits from a terrace. Features include oak flooring in the entrance hall and living areas, open plan contemporary kitchens with Miele appliances, and comfort cooling. The bedrooms have built-in wardrobes and stylish en-suite bathroom / shower rooms.

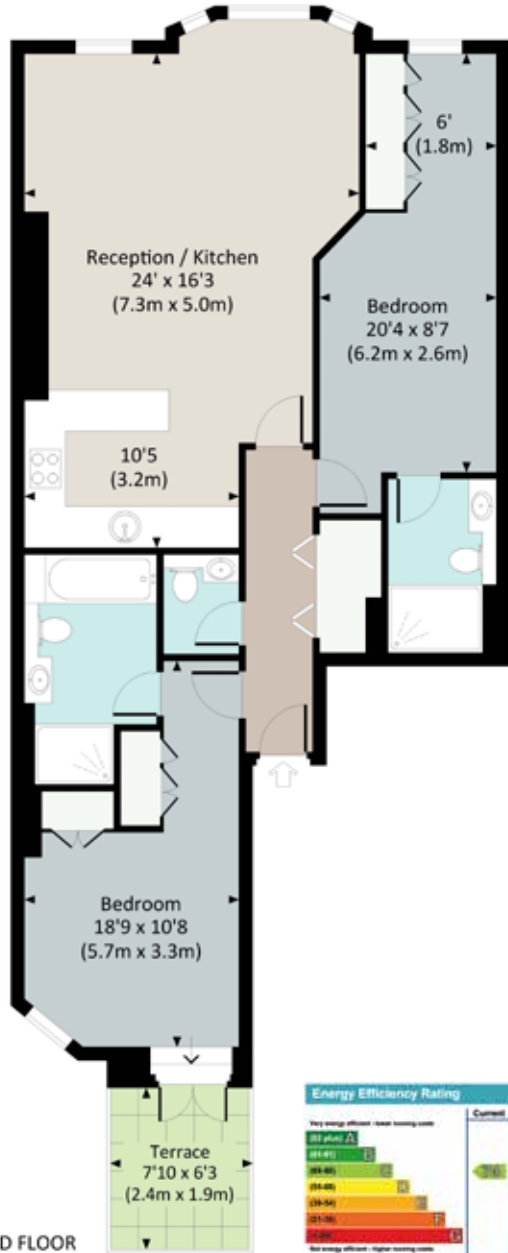


## LOCATION

Berners Street Lofts is located in the heart of the West End opposite the signature Sanderson Hotel and along the road from the Berners Tavern. Charlotte Street, with its eclectic range of popular restaurants is nearby and the world renowned shopping of Oxford Street and Regent Street are within walking distance. Transport links are excellent from nearby Oxford Circus, Tottenham Court Road and Goodge Street underground stations and Crossrail estimated to open in 2018 with links to The City, Heathrow and Canary Wharf.

# APARTMENT TWO

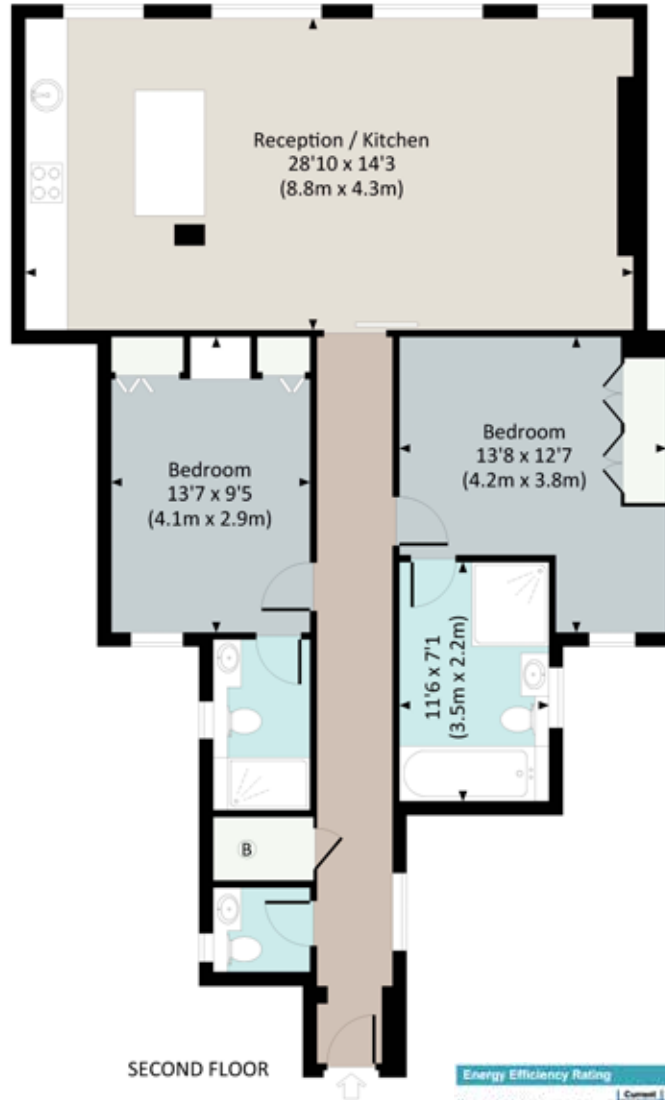
Approx. gross internal area  
898 Sq Ft. / 83.4 Sq M.



SECOND FLOOR

# APARTMENT THREE

Approx. gross internal area  
1004 Sq Ft. / 93.3 Sq M.

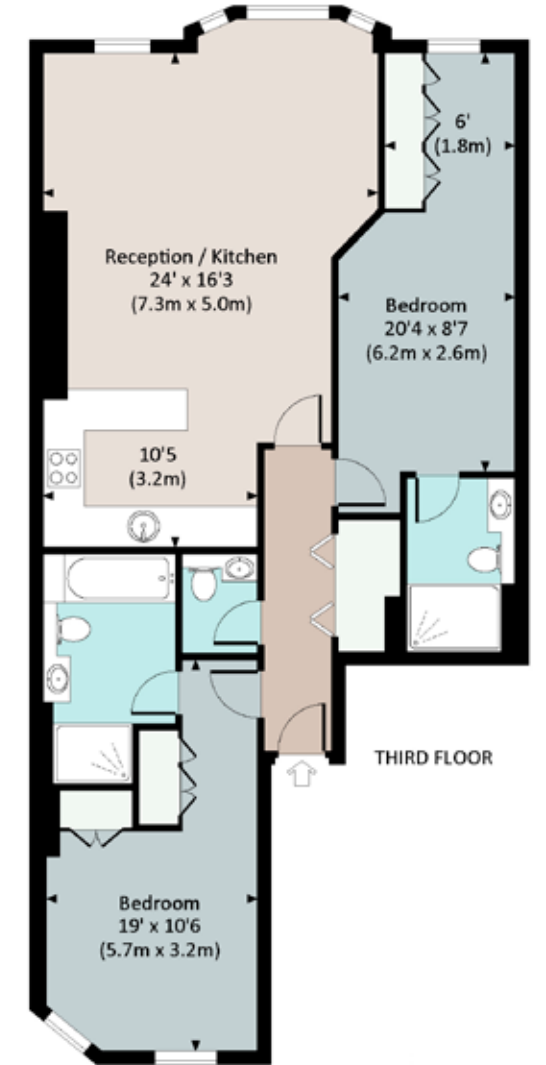


SECOND FLOOR



# APARTMENT FOUR

Approx. gross internal area  
896 Sq Ft. / 83.2 Sq M.



THIRD FLOOR





PRICE UPON APPLICATION  
LEASEHOLD, APPROXIMATELY 999 YEARS REMAINING  
GROUND RENT - TBA  
SERVICE CHARGE - ESTIMATED £3.50 PER SQ FT



VIEWING: Strictly by appointment with Savills and Harrods Estates.

IMPORTANT NOTICE

Savills, their clients and Harrods Estates give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills nor Harrods Estates have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 09/14 316692

HARRODS ESTATES  
LUXURY PROPERTY AGENTS

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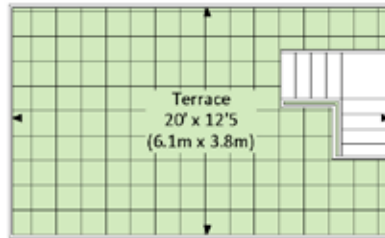
An exceptional, contemporary loft style penthouse over the fifth and sixth floor of this boutique development. The penthouse benefits from direct lift access, a west facing terrace off the reception room and a fabulous roof terrace on top of the building. Features include oak flooring in the entrance hall and living areas with flame-effect fireplace in the reception room, open plan designer kitchen with Miele appliances and comfort cooling. All three bedrooms have built-in wardrobes and luxuriously appointed en-suite bath/shower rooms.



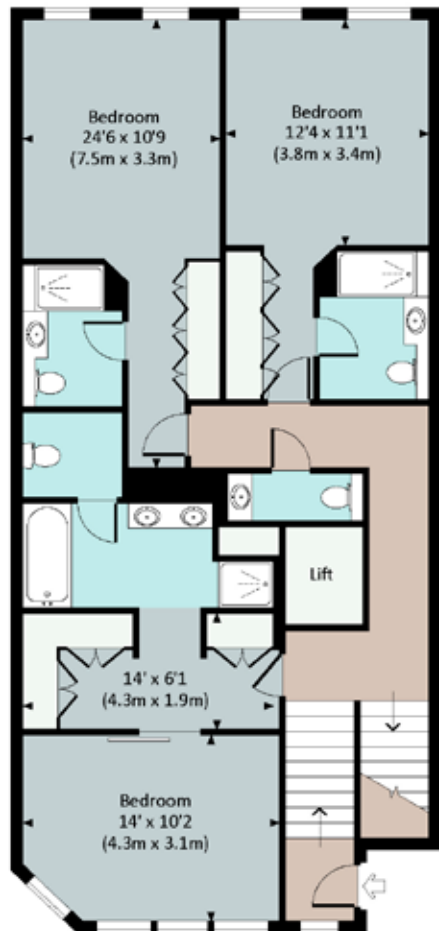
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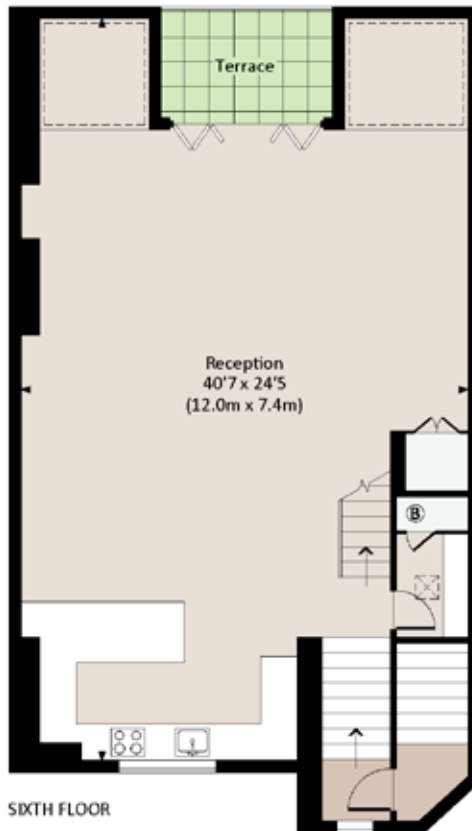
Approx. gross internal area 1917 Sq Ft. / 178.1 Sq M.  
 Approx. gross internal area 1995 Sq Ft. / 185.3 Sq M. Inc. Restricted Height



SEVENTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



PRICE UPON APPLICATION  
 LEASEHOLD, APPROXIMATELY 999 YEARS REMAINING  
 GROUND RENT - TBA  
 SERVICE CHARGE: ESTIMATED £3.50 PER SQ FT

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