



RUSSELL SIMPSON

Elegant one-bedroom penthouse
apartment with private balcony, on a
quiet mews in the heart of Fitzrovia

TOTTENHAM MEWS
FITZROVIA W1T

Tottenham Mews

£1,295,000

BEDROOMS 1	INTERNAL 584_{SQ FT}	OUTDOOR 116_{SQ FT}	COUNCIL Camden Council
BATHROOMS 1		EPC B	COUNCIL TAX E
TENURE Leasehold	LEASE LENGTH 995_{YEARS}	GROUND RENT —	SERVICE CHARGE £4,115_{P/Y}

The Property

A beautiful apartment designed by RIBA Stirling Prize winner AHMM Architects, presented in superb condition with all the ingredients for luxury living.

Entering the flat on the fourth floor, you step into a welcoming entrance hall with a bespoke Ted Todd herringbone oak floors and elegant bespoke joinery and furnishings. The reception room is exceptionally bright and well-proportioned, featuring floor-to-ceiling windows that fill the room with light and features a bespoke built in bookshelf/ media unit.





The Kitchen

The space flows seamlessly into the kitchen area, creating an open-plan living environment. French doors open directly onto the private terrace, extending the living space outdoors. The sophisticated DeVOL kitchen features fitted units with brass handles and luxurious Carrera countertops extending as a backsplash. Open shelving with brass brackets displays glassware and ceramics, while brass wall sconces provide elegant lighting. High-end appliances include Lacanche range cooker, Miele fridge/freezer and washer/dryer.



The Bedroom

The bedroom showcases distinctive floral wallpaper in earthy tones, creating a refined atmosphere. The room benefits from a large window and walk-in wardrobe.

The bathroom presents classic elegance with arabescato marble countertops and hexagonal floor tiles. Twin Drummonds sinks with brass faucets sit beneath Watermonopoly framed mirrors, flanked by wall-mounted lights with white glass shades. A freestanding Drummonds cast iron bathtub with traditional brass fixtures completes the space, while a separate shower area features glass doors and arabescato marble tiling.



The Design

The property benefits from underfloor heating, with central heating throughout, comfort cooling with fresh air and extract ventilation system, Cat 6 cabling and fibre broadband. The property includes a private terrace accessed from the reception room. With brushed hammered tiles, the outdoor space provides room for dining and relaxation, with established planters adding greenery.



Outdoor Spaces

The terrace overlooks the quiet mews and neighbouring buildings, offering a peaceful urban retreat.



The Neighbourhood

Tottenham Mews is a quiet cobbled street in the heart of Fitzrovia, moments away from the vibrant shops and restaurants of Charlotte Street and Goodge Street.

The location offers excellent transport links with Goodge Street and Warren Street stations within easy reach, providing access to the Northern, Central, and Elizabeth lines. The area combines the charm of historic mews living with the convenience of central London, surrounded by the cultural attractions of the West End and the open spaces of Fitzroy Square nearby.

Tottenham Mews, W1

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Approximate Internal Area

585 sq ft/ 54 sq m

Outside Area

116 sq ft/ 11 sq m

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.



Fourth Floor

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