

RUSSELL SIMPSON

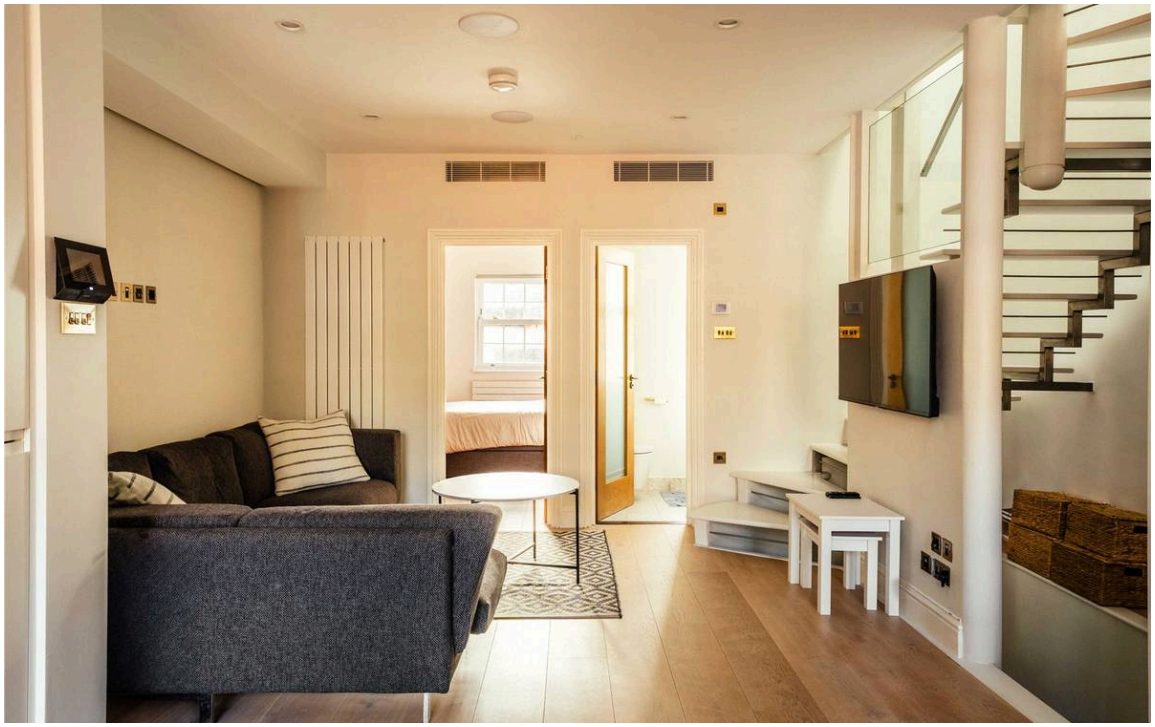
Well-proportioned three-bedroom duplex in the heart of Fitzrovia

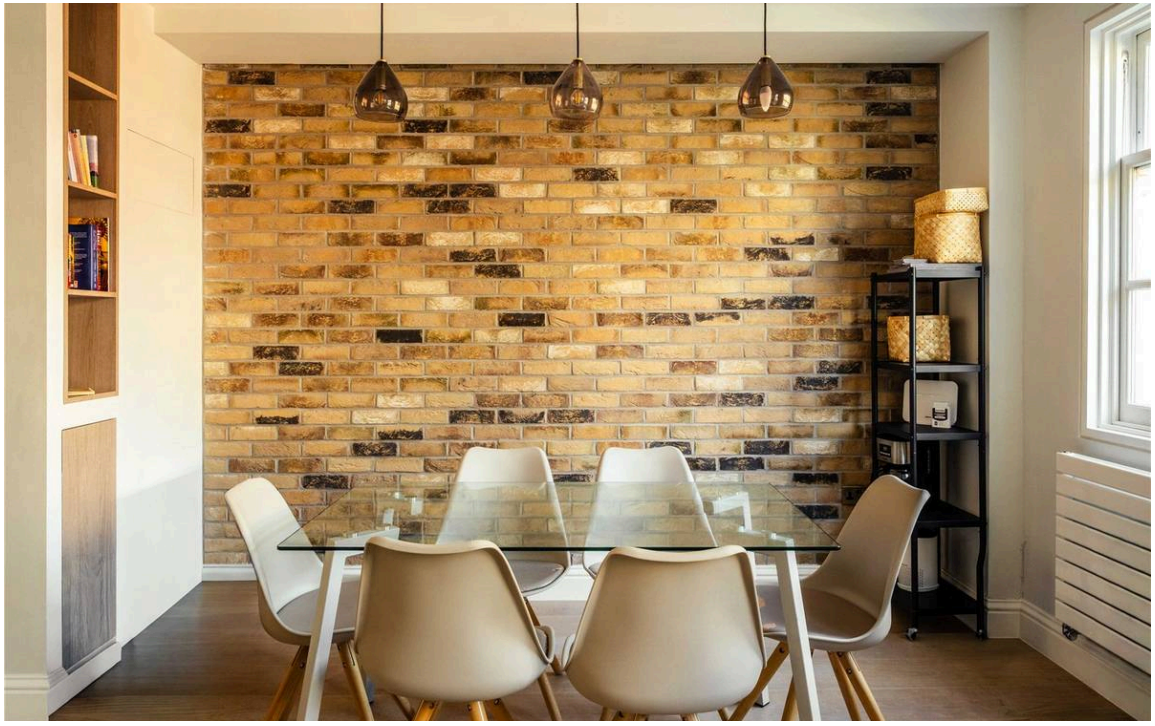
WINDMILL STREET
FITZROVIA W1T

Windmill Street

£2,250 P/W

BEDROOMS 3	INTERNAL 980 SQ FT 91 SQM	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 3		EPC C	COUNCIL TAX Borough Of Camden, G





The Property

This home spans the third and fourth floors, entered via a second-floor stair.

Entering the property on the second floor, a spiral staircase rises directly to the principal accommodation above. The third floor opens into a bright reception room with an open-plan layout, wooden flooring extending underfoot and a staircase continuing up towards the top floor.

Beyond is the kitchen, fitted with white units and windows set above the countertop, with an adjoining dining area set against an exposed brick wall.

The exposed brick wall in the kitchen and dining area lends a distinctive character to the third floor, while the brass and gold fixtures fitted throughout the bathrooms add a considered, refined finish. The angled ceilings on the top floor bring a loft-like quality to the two upper bedrooms.



The Bedrooms

Also on this level, a bedroom benefits from a large multi-paned window looking out over neighbouring rooftops, with a vertical radiator beneath.

Stairs continue up to the fourth floor, where two further bedrooms sit beneath the roofline, their angled ceilings bringing a loft-like character, with reduced head height in places. Built-in wardrobes fitted with slender gold handles make use of the eaves, alongside a desk positioned within the same space.

Two bathrooms are located between the bedrooms, each fitted with a walk-in glass shower, a round overhead rainfall showerhead in a brass finish, and a wall-mounted sink.





The Neighbourhood

Windmill Street is a quiet street in the heart of Fitzrovia, lined with period buildings and independent shopfronts. The surrounding streets offer an appealing mix of boutiques, cafes and restaurants, along with the open spaces of nearby Fitzroy Square. Tottenham Court Road and Goodge Street underground stations are both within easy reach, providing swift access to the West End, the City and beyond. Oxford Street's shops are also a short walk away, alongside the galleries and cultural attractions of Fitzrovia and Bloomsbury.

Windmill Street, W1

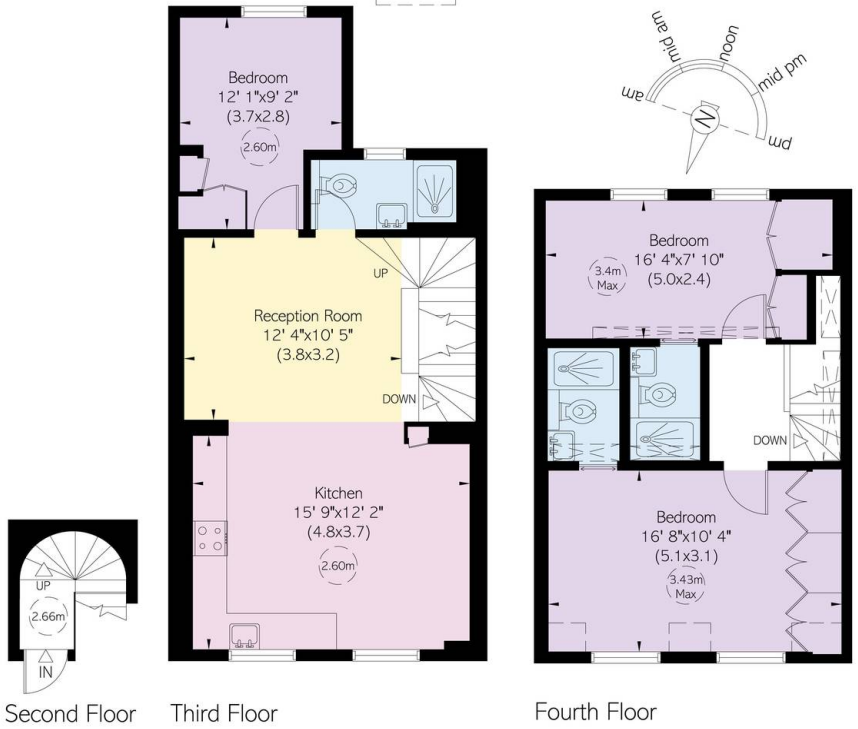
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Approximate Internal Area
980 sq ft/ 91 sq m

Including limited use area
12 sq ft/ 1 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.

Reduced head height below 1.5m



Second Floor

Third Floor

Fourth Floor

RUSSELL
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