

THE  
BOLSOVER

3-8 BOLSOVER STREET  
LONDON W1



CGI of external facade



THE  
BOLSOVER

# LONDON W1

## • FITZROVIA

The Bolsover is an exclusive development of 24 luxury apartments, located on the eastern side of Bolsover Street, close to the intersection of New Cavendish Street and Great Portland Street, in the heart of Fitzrovia.

Bordering Marylebone and close to Mayfair, Fitzrovia is one of London's most sought after residential locations. It provides an energetic and characterful place to live and work, within easy walking distance of Bond Street and some of London's best retail opportunities in Selfridges and Liberty. Marylebone High Street, with its upmarket mix of boutiques, independent stores and fine food retailers is within 10 minutes walk. The immediate area benefits from an outstanding range of independent restaurants, artisan cafés, lively bars and clubs.

Regent's Park lies just approx. 600m to the north, providing 410 acres of green open space, comprising of lakes, tennis courts, cafes, and of course, London Zoo. Leading educational institutions in close proximity include UCL, RADA, SOAS and the University of London.

Given the range of opportunities in the area, and the connectivity to wider London, Fitzrovia is now an established, super-prime residential setting.

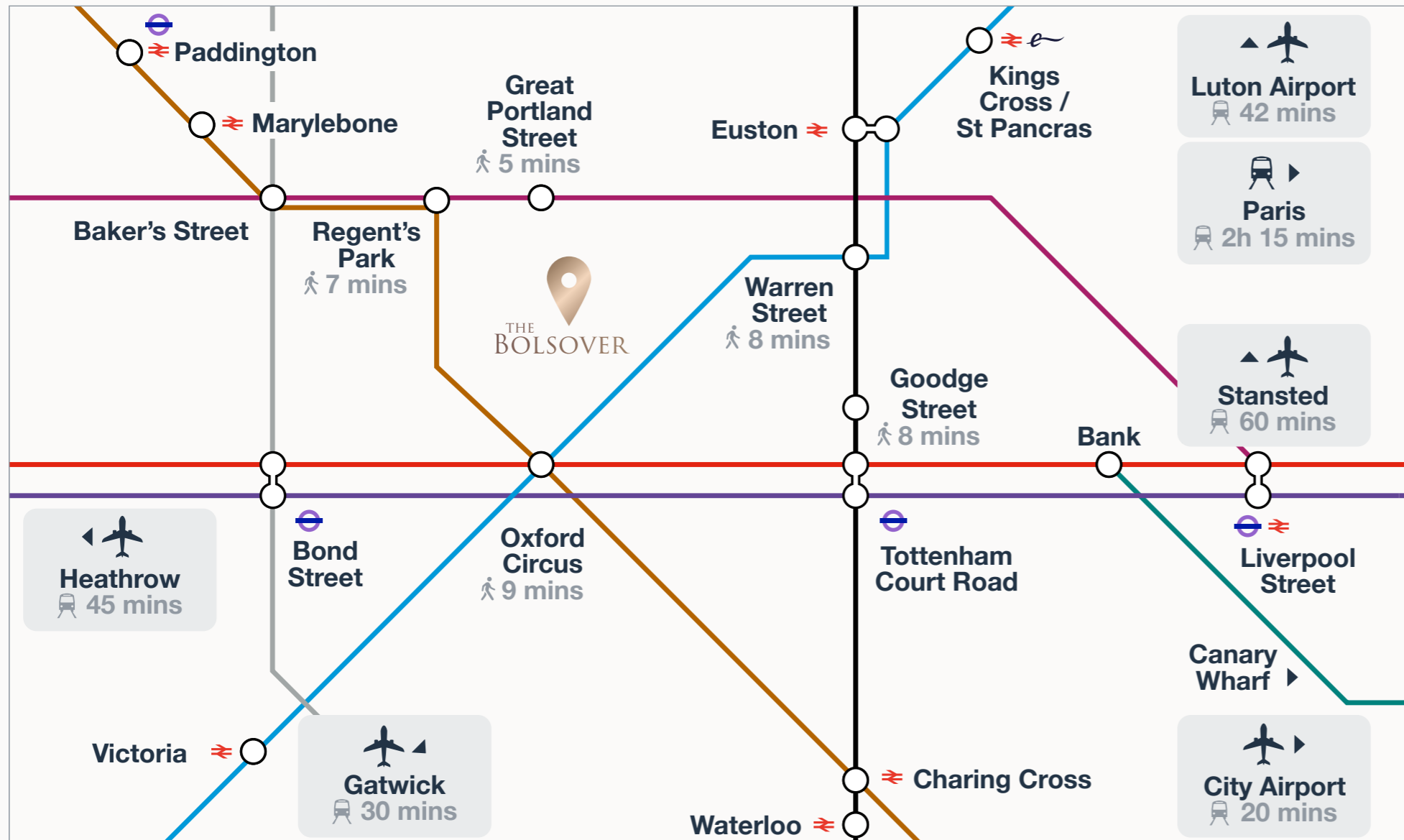


Regent's Park

Right (from top): Circolo Popolare, Fitzroy Tavern, Lisboeta, Fitzroy Square, UCL, Caravan, Roka, Fitzroy Place.



# CONNECTIVITY



## In the Heart of Central London

The Bolsover is perfectly located in Fitzrovia, in the heart of London W1. The property benefits from close proximity to Marylebone and Mayfair, and is very accessible to the West End and Soho.

The Bolsover is within easy walking distance of Oxford Street and Bond Street, and is well served by numerous underground stations and bus routes, providing easy connections around London and beyond.

## Walking Distances (approx.)

Great Portland Street	5 mins
Regent's Park	7 mins
Warren Street	8 mins
Goodge Street	8 mins
Oxford Circus	9 mins

Time and locations not to be relied on. For indicative purposes only.

# LOCAL AREA & AMENITY



Locations for indicative purposes only.



## Restaurants & Cafes

- 1 Berners Tavern
- 2 Caravan
- 3 Clipstone
- 4 Circolo Popolare
- 5 Fitzroy Tavern
- 6 Gaucho Charlotte Street
- 7 Hakkasan
- 8 Salt Yard
- 9 Kaffeine
- 10 Lantana
- 11 Lisboeta
- 12 Mortimer House Kitchen
- 13 Riding House Café
- 14 ROKA
- 15 Six by Nico London
- 16 Sushi Atelier
- 17 64 Goodge Street
- 18 The Attendant
- 19 Peyton and Byrne
- 20 Portland
- 21 Faros Oxford Circus
- 22 Broken Eggs
- 23 Naroon Fitzrovia
- 24 July



## Education

- 1 École Jeannine Manuel
- 2 Royal Academy of Dramatic Art
- 3 SOAS University of London
- 4 UCL
- 5 University of London
- 6 University of Westminster



## Bars & Hotels

- 1 Bourne & Hollingsworth
- 2 Charlotte Street Hotel
- 3 The Bloomsbury Hotel
- 4 St Giles London
- 5 The Langham
- 6 The London EDITION
- 7 The Lucky Pig
- 8 The Mandrake Hotel
- 9 The Rathbone Hotel
- 10 The Wigmore
- 11 The Sanderson
- 12 Vagabond
- 13 The George



## Lifestyle

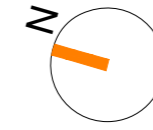
- 1 1 Rebel
- 2 Egoist Body Studios
- 3 F45 Oxford Circus
- 4 Fitness First
- 5 Rumble
- 6 Psyche
- 7 PureGym
- 8 Rowbots
- 9 Ten Health & Fitness
- 10 Townhouse Fitzrovia

# THE RECEPTION



CGI of Reception Area

# RECEPTION PLAN



Scale 1:50  
1 m 0 1 2 m



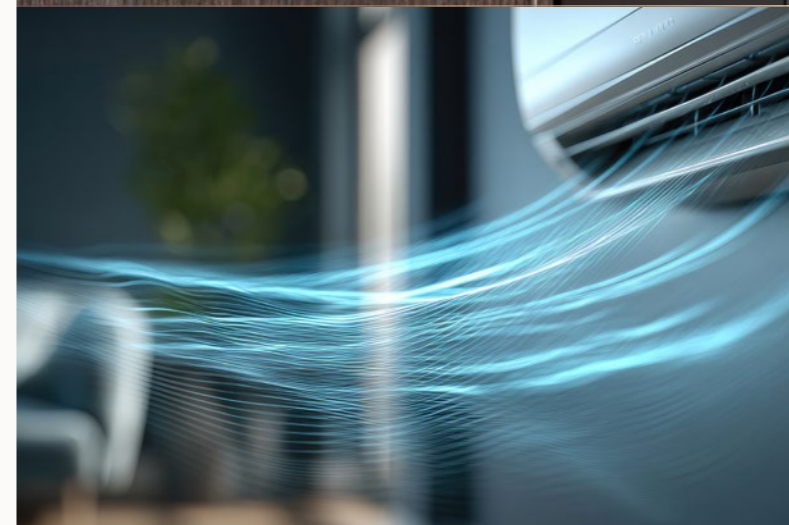
# AVAILABILITY

The Bolsover will provide a choice of Studio, 1, 2 and 3 bedroom apartments, including a number of Duplexes.

Details regarding size and pricing on the available units can be provided on request.

# SPECIFICATION

- Comfort cooled throughout
- Concierge
- New 8-person passenger lift
- High quality bespoke joinery
- Secure Bike Storage
- Central heating and cooling
- Central water softener
- Superfast internet connectivity





CGI of typical Living/Dining Area



CGI of typical Living Area



CGI of typical Living Area



CGI of typical Living Area



CGI of Studio Apartment



CGI of typical Kitchen



CGI of typical Master Bedroom



CGI of typical Master Bedroom



CGI of typical Bathroom

# FURTHER INFORMATION

## Tenure

The apartments will be sold with a 999 year lease at a peppercorn rent, in addition the purchaser will be allocated a share of the freehold.

## EPC

Target minimum EPC B

## Anti-money Laundering

Any purchaser will be required to provide the necessary information to satisfy AML requirements.

## Indicative Information

All the information provided in the brochure is for indicative purposes only.

CGI of external facade (right)

## Disclaimer

These particulars do not constitute an offer or contract or part thereof. All descriptions, computer-generated images, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. The site map is not to scale. The site plan is indicative only and may be subject to change. The Vendor reserves the right to alter the layouts, building styles, landscaping and specifications at any time without notice. The floorplans are not to scale and are illustrative, by way of example, only. Any areas, measurements or distances shown are approximate and subject to change. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. All plans are measured & drawn to the nearest 15cm / 6 inches. All room dimensions have been taken through cupboards/wardrobes to structural, liner walls or partitions where possible or to where indicated by arrow heads. External areas such as terraces, courtyards and balconies are not included in the area calculations. No party other than the Vendor has any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. The Vendor will not accept any responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.





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