



Fitzroy Street, W1T 4BL  
£660,000

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# Fitzroy Street, W1T

- 3rd floor two bedroom apartment
- Bright and spacious throughout
- Secure maintained block
- Excellent central location
- Long lease
- Chain free

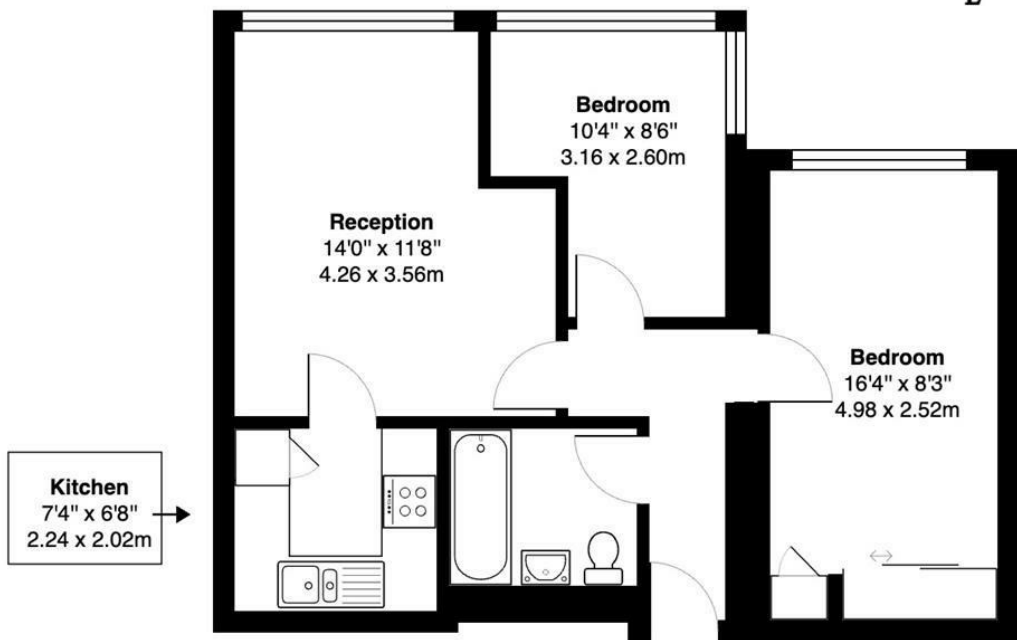
Two bedroom apartment situated on the third floor of a popular local development. This two bedroom apartment offers practical living space in a brilliant location, includes an open plan kitchen and a modern bathroom.

Located on Fitzroy Street, W1, King Regents Place is a well maintained secure block with lift access.

This property is positioned only a short walk away from UCL, Goodge Street and Warren Street stations and the famously vibrant Charlotte Street. It is also close to the amenities of Fitzrovia and Marylebone as well as having easy access to the beautiful Regents Park.







3rd Floor

King Regent Place, Fitzroy Street W1T

Total Gross Area: 532 ft<sup>2</sup> ... 49.4 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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