

Fitzroy Street, W1T 4BJ Offers In Excess Of £600,000 coopers of LONDON EST. 1986

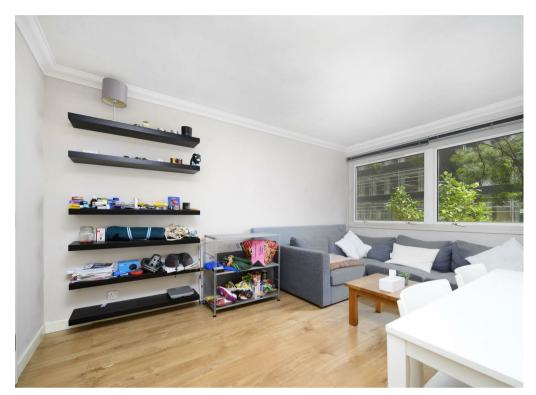
# Fitzroy Street, W1T

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

Two bedroom apartment situated on the 1st 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.

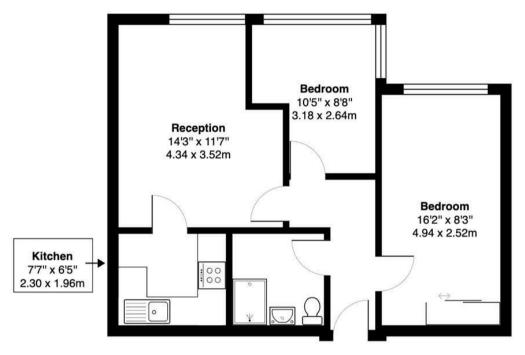
This property is positioned only a short walk away from UCL, Goodge Street and Warren Street stations and the famously vibrant Charlotte Street. It is also close to the amenities of Fitzrovia and Marylebone as well as having easy access to the beautiful Regents Park.











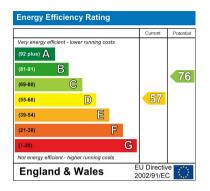
#### 1st Floor

# King Regent Place W1T

Total Gross Area: 525 ft2 ... 48.8 m2

All measurements are approximate and for identification guideline purposes only, not to scale.

Compliant with the RICS code of measuring practice



| Environmental Impact (CO <sub>2</sub> ) Rating      |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | 8       |           |
| (92 plus) 🛕   |         |           |
| (81-91)   |         |           |
| (69-80)   |         |           |
| (55-68)   |         |           |
| (39-54)   |         |           |
| (21-38)   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO2 emissions |         |           |
| England & Wales EU Directive 2002/91/EC             |         |           |

## Viewing

Strictly by appointment with: Coopers of London , 22 Cleveland Street, Fitzrovia, London W1T 4JB info@coopersoflondon.co.uk

## 0207 580 9658

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