



Grafton Way, W1T 6JA
Asking Price £685,000

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Grafton Way, W1T

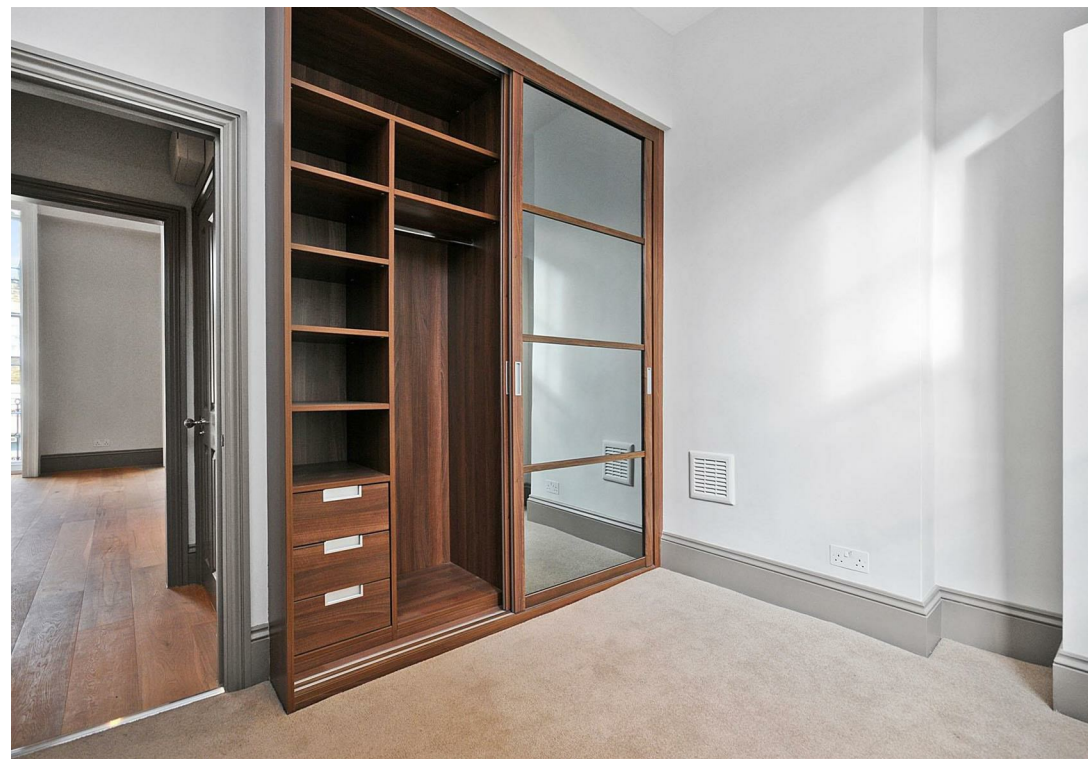
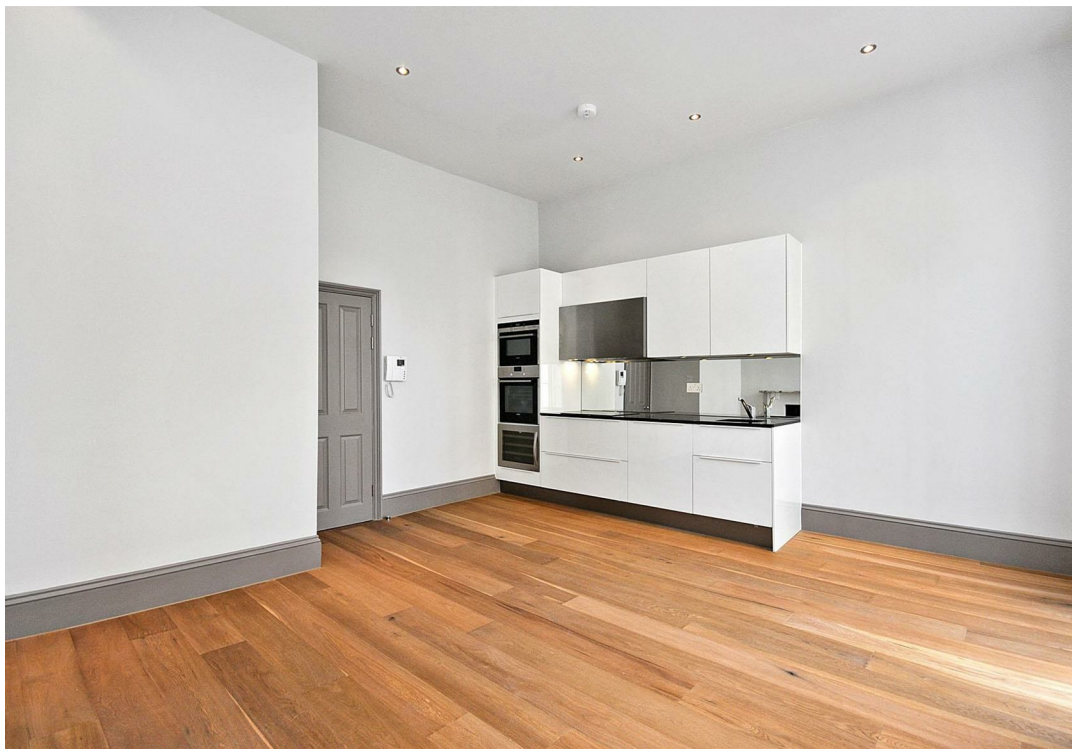
- High Ceilings
- Period Conversion
- Bright, modern apartment
- Large sash windows
- Great travel links
- Adjacent to Fitzroy Square
- 5 mins walk to Oxford Street
- Leasehold 987 years
- Chain free
- C.tax Band D. L.B of Camden

Coopers of London are proud to present this stunning, bright one bedroom property in a stylish period conversion adjacent to Fitzroy Square.

This modern flat features an open plan kitchen/living room with floor to ceiling sash windows looking on to Square. The bedroom is to the rear of the building and incorporates excellent built in storage.

Situated on a 'non-through road' section of Grafton Way the apartment is very quiet whilst still being just minutes away from everything that popular Fitzrovia has to offer, as well as Regent's Park and the West End.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 417 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 417 SQ FT / 39 SQM

Ref: BRLTD

Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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

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

Viewing

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

0207 580 9658

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