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£2,300,000

W1

HANWAY GARDENS

- Leasehold -



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## DESCRIPTION



Hanway Gardens is a boutique residential development of 18 luxury apartments in the heart of London.

A warehouse-style conversion with weekday concierge, lift access, courtyard gardens and views over Fitzrovia.

The accommodation offers 3 large double bedrooms, 2 en-suite and one family bathroom. Open plan kitchen living area on the top floor of the duplex that's separated by an internal staircase with a private terrace.

Leasehold - 992 year

Council tax Band - H

Service charge - £12k per annum

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**GROUND FLOOR**



**FIRST FLOOR**



Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft  
Approximate Gross External Area = 10.6 sq m / 114 sq ft

All dimensions are estimates only and may not be exact measurements. Areas are approximate. Floor plans and development plans are subject to change. The sketches, renderings, graphic materials, plans, specifics, terms, conditions and statements are proposed only, and the developer, the management company, the owners and other affiliates reserve the right to modify, revise or withdraw any or all of same in their sole discretion and without prior notice.



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