



Viewings by appointment
0207 483 2611

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Clipstone Street, W1W 5DN

£3,878 *fees apply



Located in the heart of Fitzrovia, this bright and spacious four-bedroom duplex apartment is set on the 4th and 5th floors (with lift access) of Holcroft Court, a well-maintained residential block. The flat features a west-facing balcony off the reception room, access to a large communal garden, and heating and hot water included in the rent.

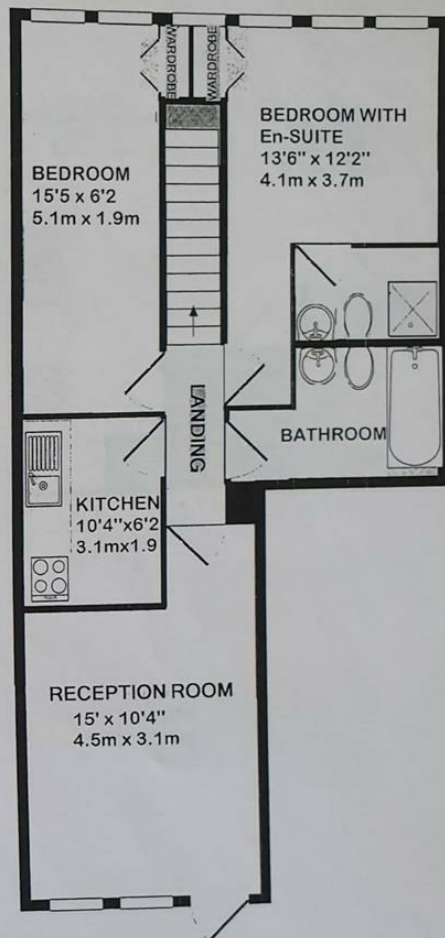
This is an ideal home for students, with generous living space and an unbeatable location just moments from UCL, University of Westminster, SOAS, and London School of Economics (LSE). A rare opportunity to live in Central London with convenience, security, and space.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: D
EPC Rating: D



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TOP FLOOR
APPROX. FLOOR
AREA 535 SQ. FT.
(49.7 SQ. M.)
TOTAL APPROX. FLOOR AREA 775 SQ. FT. (72.0 SQ. M.)

- Amazing Deal 4 Bed, Duplex Flat Located in Fitzrovia
- Available Immediately and on the Doorstep of London's best unis!
- Ideal Location for Students



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

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www.abbeyproperties.co.uk

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*All Fees stated are inclusive of VAT

(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.