

20

Fitzroy Square

LONDON W1T

CHESTERTONS





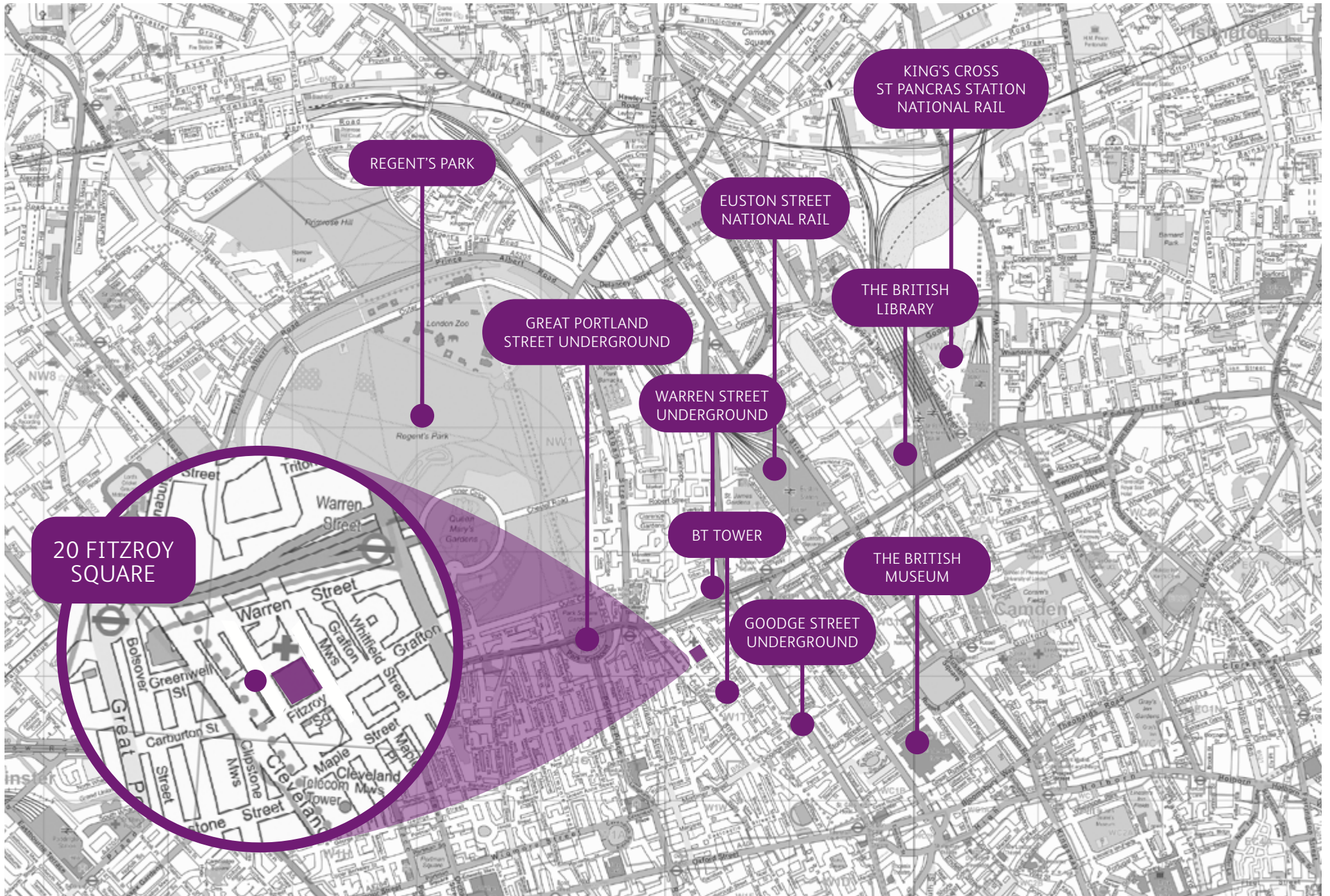
20 Fitzroy Square, W1T 6EJ

UNBROKEN FREEHOLD

GUIDE PRICE £4,950,000

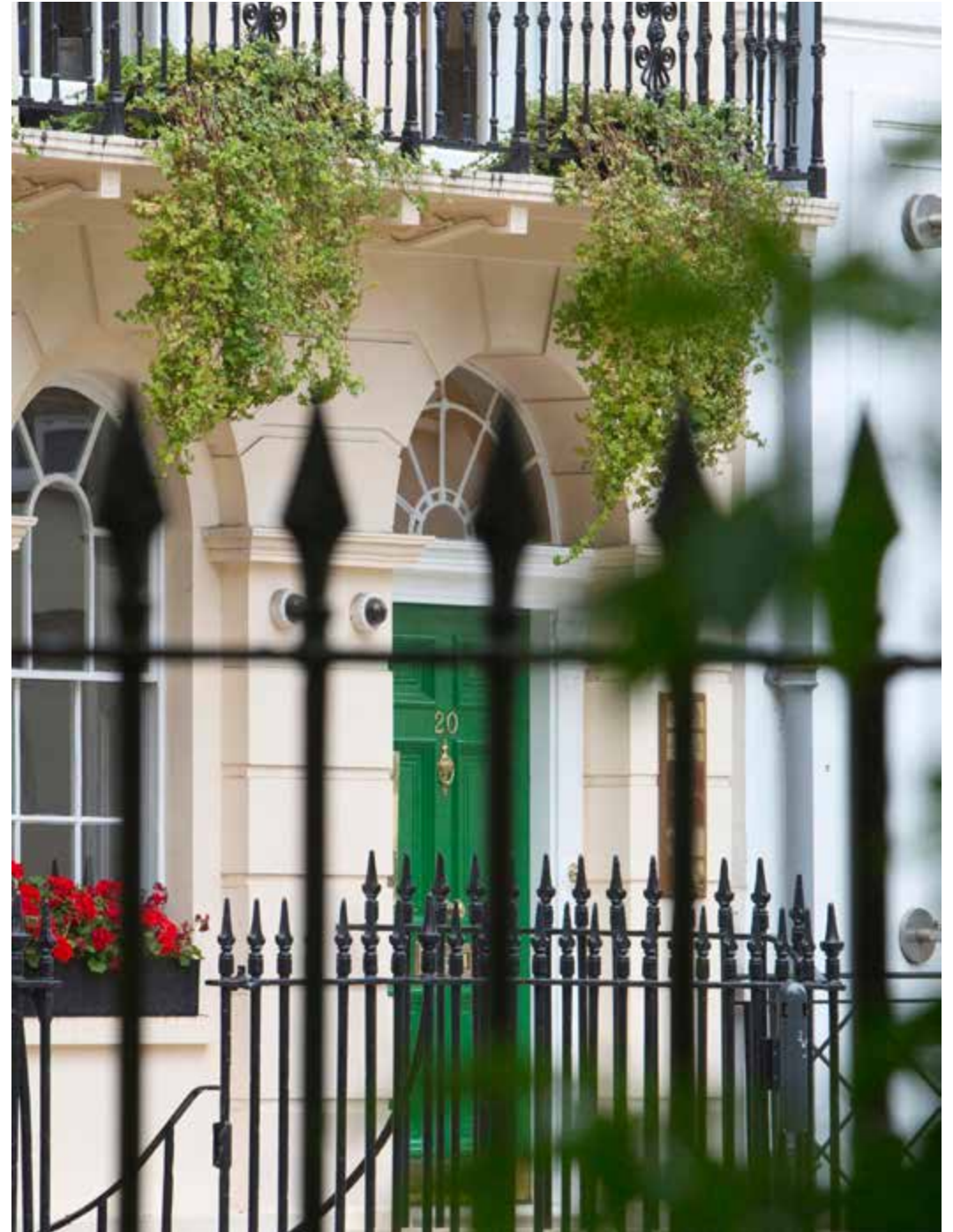
THIS PROPERTY IS ELECTED FOR VAT





Rare Freehold Opportunity

- ◆ A rare opportunity to own an unbroken freehold property in one of London's most sought-after areas: Fitzrovia, nestled within the heart of the West End.
- ◆ The property is located on Fitzroy Square and Conway Street, under the jurisdiction of the London Borough of Camden, within the esteemed Fitzroy Square Conservation Area.
- ◆ In the late 18th century, Charles Fitzroy commissioned renowned Georgian architect Robert Adam to design the façades of houses in a new London square, now known as Fitzroy Square. Named after Henry Fitzroy, Charles II's natural son, it is the only London square designed by Robert Adam.
- ◆ The property is currently set up and functioning as serviced offices, but there is potential for alternative uses, subject to planning approval.
- ◆ Owning property in Fitzrovia offers a blend of historic charm and modern convenience, with a prime location that combines prestigious neighbours, excellent transport links, and a vibrant local atmosphere.





Location

Fitzroy Square is a picturesque garden square, predominantly pedestrianised, offering a tranquil retreat amidst the bustling city. The square is bordered by elegant Regency and Georgian architecture, reflecting the area's rich history. The surrounding buildings host a mix of commercial and residential occupants.

Unparalleled Connectivity

This prime location offers exceptional accessibility:

London Underground:

- ◆ Great Portland Street Station (Circle, Hammersmith & City, and Metropolitan lines) is just a 5-minute walk.
- ◆ Warren Street Station (Victoria and Northern lines) is also within a 5-minute walk.
- ◆ Goodge Street Station (Northern line) is a 10 minute walk.

National Rail and Overground:

- ◆ Euston Station, a major rail hub, is only a 15-minute walk, providing access to Virgin Trains, London Overground, and other national services.
- ◆ King's Cross/St Pancras Station, another key terminal offering national and international connections via Eurostar, is just 20 minutes away on foot or a short tube or bus ride.

Road Access:

- ◆ Fitzroy Square is conveniently located within the Congestion Charge Zone, with Euston Road (A501) providing direct routes in and around London.

The Building

Executive Summary

- ◆ Rare opportunity to acquire a Fitzrovia freehold
- ◆ Prestigious Fitzroy Square address
- ◆ Benefitting from exceptional amenity nearby
- ◆ Excellent transport communications
- ◆ Attractive Grade II* listed Georgian building, with period features
- ◆ Arranged over lower ground, ground and three upper levels
- ◆ Currently used as commercial offices and appropriate for alternative uses, subject to planning
- ◆ Suitable for both owner occupiers and investors
- ◆ Vacant possession can be obtained with two months' notice



Accommodation Schedule and Floor Areas

Lower Ground Floor
Main bdg
Main bdg
Hallway
Conference Room
Office
Kitchen/Dining
Office
Store
WC
Store
Vault
Vault
Vault
Ground Floor
Office
Reception
Hallway
W.C
Office
Stairs to Annex

First Floor
Landing
Office
Office
Annex - Office
Second Floor
Landing
Office
Office
Office
W.C
Third Floor
Landing
Office
Office
W.C

- ◆ GIA comprising 4,460 sq ft / 431 sq m
- ◆ NIA comprising 3,393 sq ft / 315.20 sq m



Floor Plan



GROSS INTERNAL AREA

4,640 sq ft / 431 sq m
(Excluding Vaults)

NET INTERNAL AREA

3,393 sq ft / 315.20 sq m
(Excluding Vaults)



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