

# MATTHEW JAMES

Residential Sales • Lettings • Management



Grafton Mews, London, W1T 5HY

**Asking Price £1,100,000**

SOLE AGENT. Matthew James offer for sale this charming third (top) floor apartment located on a quiet cobbled Mews in the heart of Fitzrovia with a superb selection of independent shops, bars and restaurants nearby and within a short walk of the tranquil green spaces of Regents Park and vibrant West End of London. The property benefits from 853 Sq.Ft. (79 Sq.M.) of internal floor space offering two double bedrooms, a large living room with ample dining and lounge space, a well fitted kitchen, bathroom, further en-suite shower room and video entryphone. Chain Free. Viewings Strictly By Appointment.



## Third (Top) Floor

### Entrance Hall

Video entryphone, wood flooring. Cupboard housing boiler and plumbed for washing machine.

### Living Room



Offering both lounge and dining space this fine room benefits from good natural light and wood flooring throughout.

### Kitchen



Directly off of the reception room is this well designed space with wood finish wall and base units and grey rolled top work surface, ceramic flooring and splash backs. Appliances include an oven with four ring gas hob, space for freestanding fridge freezer, plumbed for dishwasher and stainless steel sink with mixer tap.

## Bedroom One



A bright room offering a built in double wardrobe, wall lighting and sash window. Steps up to fire escape terrace.

### Ensuite



Offering a generous walk in shower cubicle with wall mounted shower, pedestal wash basin and low flush wc. Further features include a wall mounted and lit mirror with glass shelf below, a shaving point and ceramic floor and wall tiling.

## Bedroom Two



With fitted wardrobe, wall lighting and sash window.

## Bathroom/WC



Bath with wall mounted adjustable shower, pedestal wash basin with overhead wall mounted and lit mirror and low level wc. Further features include a shaving point, a mirrored medicine cabinet, chrome towel rail, ceramic wall and floor tiles.

### Exterior

A small balcony to the rear off of the principle bedroom.

### Additional Information

Remaining Lease Length 98 Years

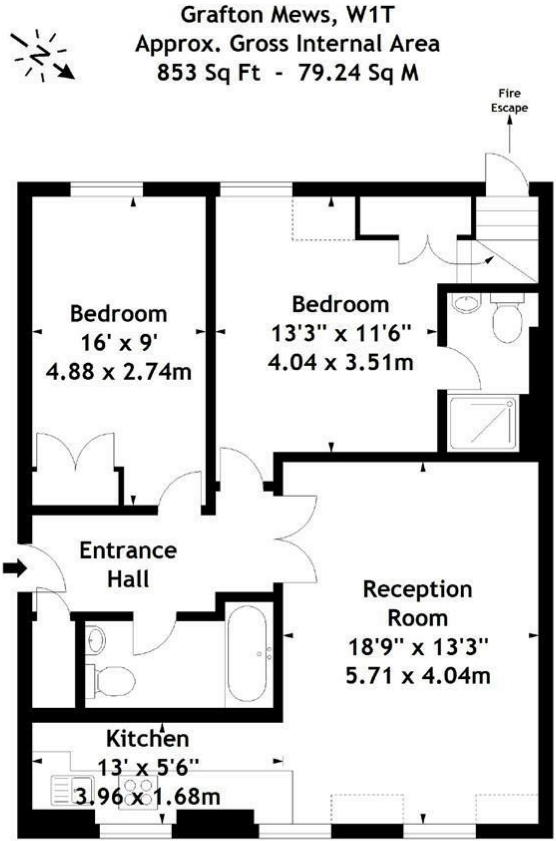
Last Service Charge £2986 Per Annum

Ground Rent £400 Per Annum (reviewed 2047 and increased to £800)

Camden Council Tax Band G

Energy Performance Rating 62 (D)

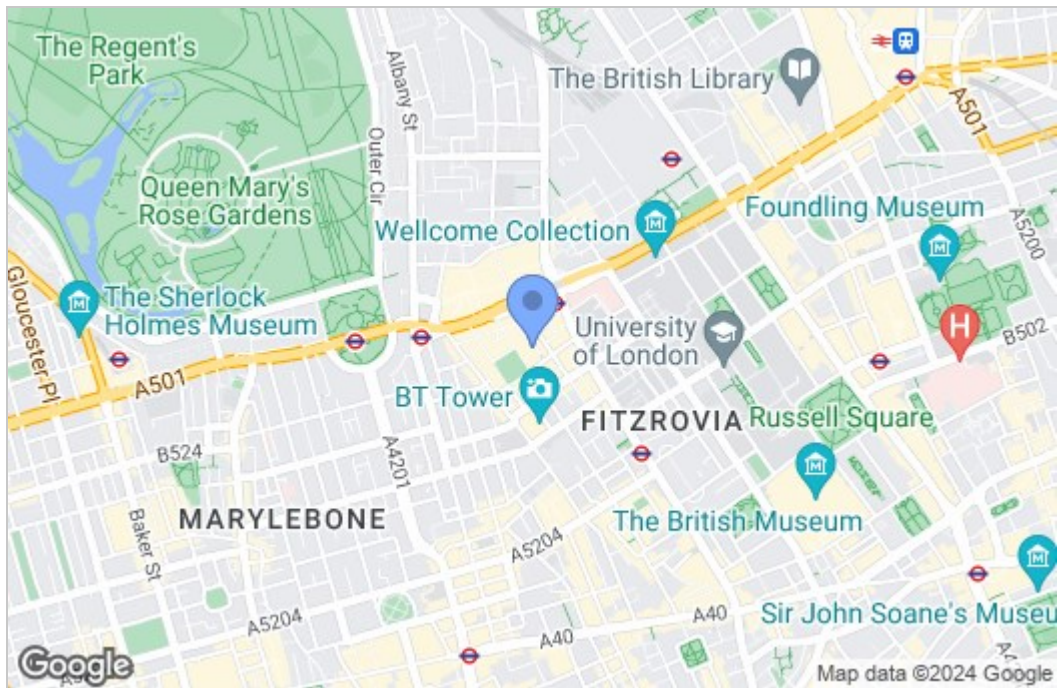
# Floor Plan



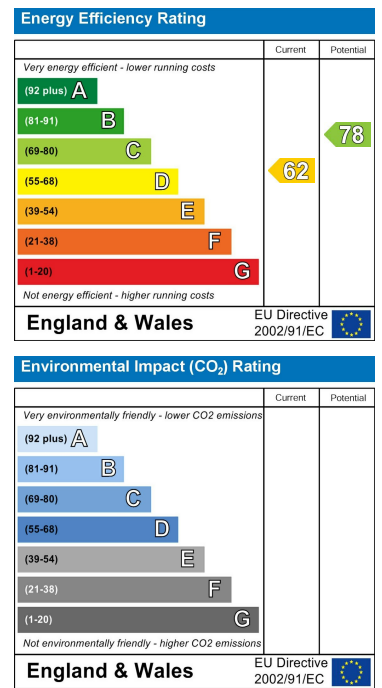
**Second Floor**

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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# Area Map



# Energy Efficiency Graph



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