



LDG

GOODGE STREET  
Fitzrovia

£885,000      STC



Goodge Street







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**ADDRESS**

Goodge Street, London

**POSTCODE**

W1T 4LZ

**THE SPACE**

This two-bedroom apartment is set on the first floor of a popular purpose built block in the heart of Fitzrovia. The stylish accommodation also includes a modern open-plan kitchen, two shower rooms and a private balcony. The property affords views down the picturesque Charlotte Place and over Goodge Street.

Moments from a feast of eateries in Charlotte Street, as well as the coffee quarter of Great Titchfield Street, all the attractions and benefits of West End living, are on your doorstep. Goodge Street station is a few moments' walk and you are very close to the Elizabeth Line at Dean Street / Tottenham Court Road station.

**ACCOMMODATION****& FEATURES**

- Reception room
- Two bedrooms
- Open plan Kkitchen (New)
- Two showers
- Underfloor heating throughout
- Walnut flooring
- Balcony
- 92 Years remaining on lease
- £5,400pa Service Charge
- £200pa Ground Rent

**ON YOUR DOORSTEP**

Roka Charlotte Street  
 Norma  
 Charlotte Street Hotel  
 Mortimer House  
 Rathbone Boxing Club  
 The Regents Park

**PRICE**

£885,000, subject to contract

**TENURE**

Leasehold - 91 years remaining

**SERVICE CHARGE**

£2800 per annum

**GROUND RENT**

Peppercorn

**COUNCIL TAX**

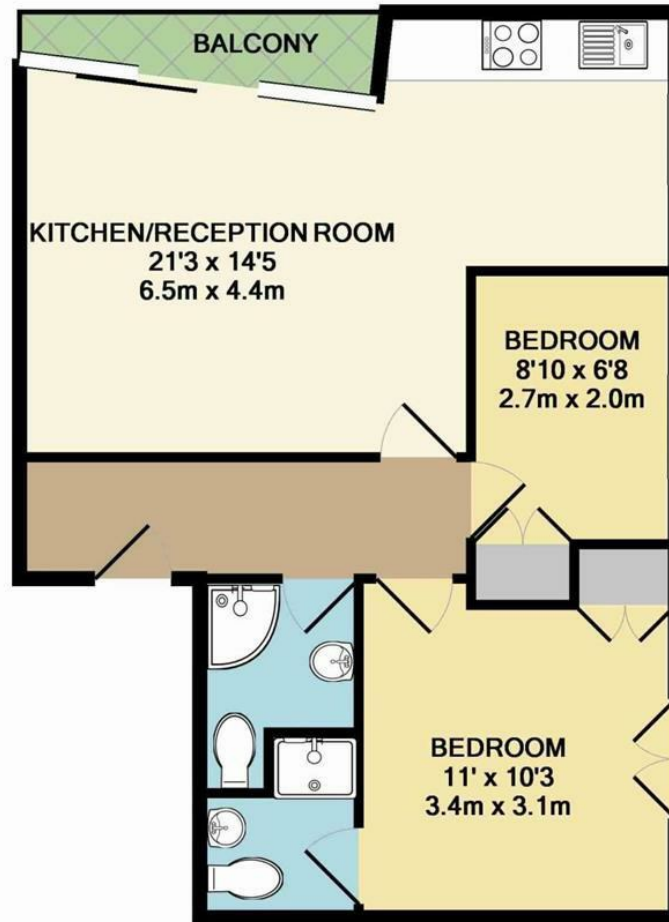
Camden Band

**RESIDENTS PARKING**

TBC

**COMMUTE**

Tottenham Court Rd - Elizabeth Line  
 Goodge Street Station  
 Oxford Circus Station



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Ready to talk?



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