



LDG

CHARLOTTE STREET

Fitzrovia

£1,200,000 STC




Charlotte Street







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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**ADDRESS**

Charlotte Street, London

POSTCODE

W1T 1RU

THE SPACE

Featuring a spacious reception room overlooking Charlotte Street, this well-proportioned apartment is situated on what has long been considered one of Fitzrovia's prime streets.

The accommodation includes two double bedrooms and two bathrooms. The original layout was for three bedrooms and the property would be easy to re-instate back to three. Perched up on the third floor there is great natural light, whilst on your doorstep is a positive feast of dining and entertainment options, ideal for those looking to embrace West End living. The nearby Tottenham Court Road Station offers convenient access to the Elizabeth Line and Goodge Street Station is just a short stroll away.

ACCOMMODATION**& FEATURES**

- Double Reception Room
- Two Double Bedrooms
- Potential for 3rd Bedroom
- Two Bathrooms
- Third Floor
- Views over Charlotte Street
- Prime W1 address
- Long Lease
- Heating : Air Source Pump

ON YOUR DOORSTEP

Roka

Norma

Pied de Terre

Charlotte Street Hotel

The Ninth

Mere

PRICE

£1,200,000, subject to contract

TENURE

Leasehold - 102 years remaining

SERVICE CHARGE

£2,359.00

GROUND RENT

£250.00 - £250 to 2026 then £500 to 2051, doubling every 25 years of the term

COUNCIL TAX

Westminster Band F

RESIDENTS PARKING

Residents Permit available

COMMUTE

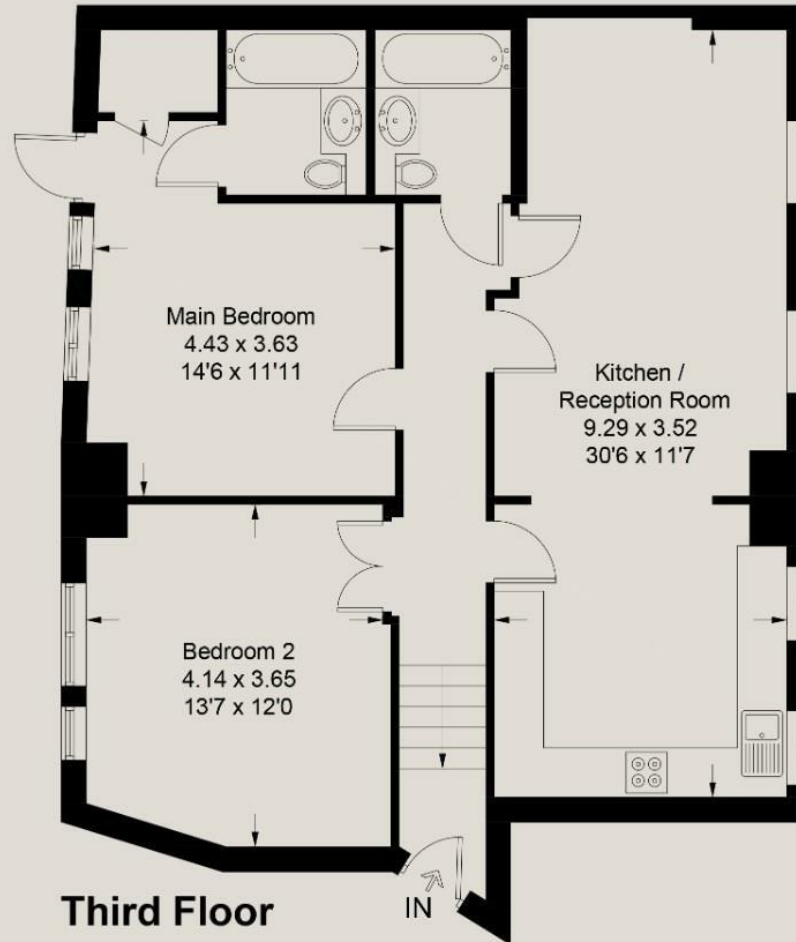
Goodge Street 250m

Tottenham Court Road 500m

Oxford Circus 850m

Charlotte Street

Approximate Gross Internal Area = 78.94 sq m / 849.70 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046091)

Ready to talk?



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