



LDG

28 PERCY STREET  
Fitzrovia

£850,000<sub>STC</sub>



28 Percy Street







### ADDRESS

28 Percy Street, London

### POSTCODE

W1T 2DB

### THE SPACE

This unique and modern one-bedroom apartment is quietly situated on the 3rd floor (no lift) at the rear of a handsome, Character, Georgian townhouse. Featuring full height glazing with an abundance of natural light, direct access onto two private terraces and interesting West facing rooftop views. Offered in excellent condition, this apartment would make an ideal Pied a Terre and a short let investment.

Percy Street is an ionic Fitzrovia address, famed for being a wide tree-lined street that is conveniently located just off the renowned Charlotte Street. We guarantee that any resident is always going to be spoilt for choice when it comes to dining options! Nearby is the Cross Rail hub of Tottenham Court Road Station, along with all the joys that can be found in neighbouring Soho and Bloomsbury.

### ACCOMMODATION & FEATURES

- One Bedroom
- Two Terraces
- Open plan Kitchen
- Double Bedroom
- Bright
- Unique Design
- 983 Years remaining on lease

### ON YOUR DOORSTEP

Norma

Roka

Pied a Terre

Bourne and Hollingsworth

Lupo Bros

### PRICE

£850,000, subject to contract

### SERVICE CHARGE

£1,500 per annum - These are funds in the service charge account for internal and external decorations.

### COUNCIL TAX

Camden Band D

### GROUND RENT

Peppercorn

### TENURE

Leasehold approx. 983 years remaining and opportunity to purchase a share of the Freehold.

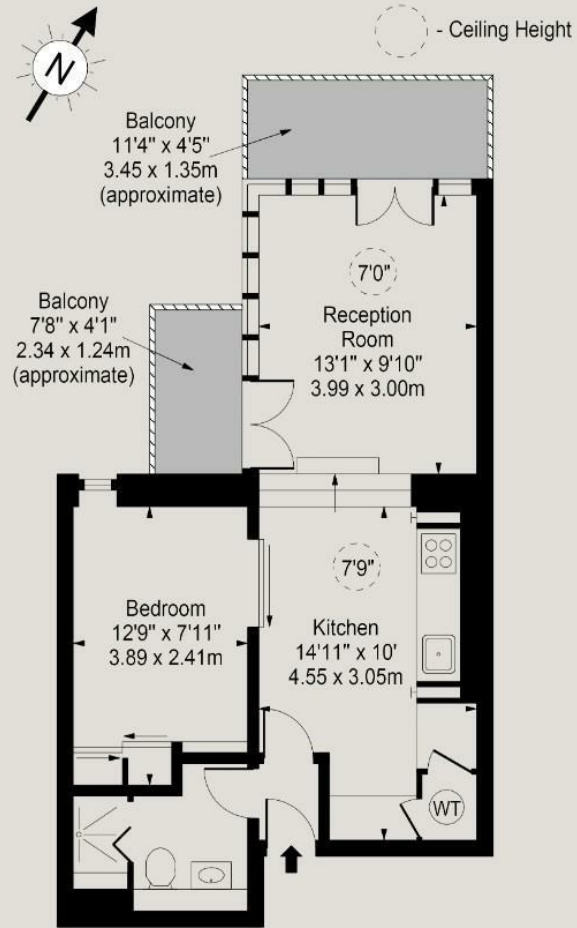
### RESIDENTS PARKING

We have been informed by the vendor that you can apply for a parking permit (CA-E).

### COMMUTE

Goodge Street Station 350m  
Tottenham Court Road Station  
400m

### Percy Street, W1T 2DB



Third Floor

Approx Gross Internal Area **453 Sq Ft - 42.08 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 011570M

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ready to talk?



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