



LDG

CONWAY STREET
Fitzrovia
£750,000_{STC}




Conway Street







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ADDRESS

Conway Street, London

POSTCODE

W1T 6BW

THE SPACE

Featuring its own private patio, this unique duplex apartment is a quiet and airy hideaway in the heart of the city. Tucked away at the rear of a converted Georgian townhouse, the accommodation features a modern-open plan kitchen, a good sized double bedroom with built-in wardrobes, a modern shower room, and plenty of storage.

Situated just off the historical Fitzroy Square, you are a short walk away from a feast of local coffee shops, restaurants and galleries, along with the greenery of The Regents Park. There are excellent transport links from the nearby Great Portland Street and Warren Street.

ACCOMMODATION

& FEATURES

- Open Plan Reception
- Double Bedroom
- Private patio
- Georgian Conversion
- Share of Freehold
- Quiet and Airy

ON YOUR DOORSTEP

Miel Nakery
 Riding House Café
 The Lore of the Land
 Caravan
 Honey & Smoke
 The Regents Park

PRICE

£750,000, subject to contract

TENURE

Leasehold - Share of Freehold
 Regular sums to sustain sink fund,
 never more than £500 p.a

SERVICE CHARGE

TBC

GROUND RENT

Peppercorn

COUNCIL TAX

Westminster City Council Band C

RESIDENTS PARKING

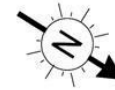
TBC

COMMUTE

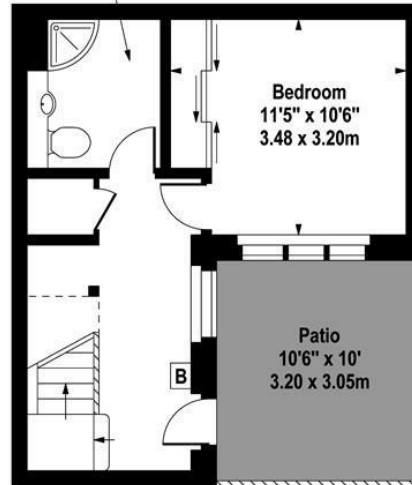
Great Portland Street
 Warren Street

Conway Street, W1T 6BW

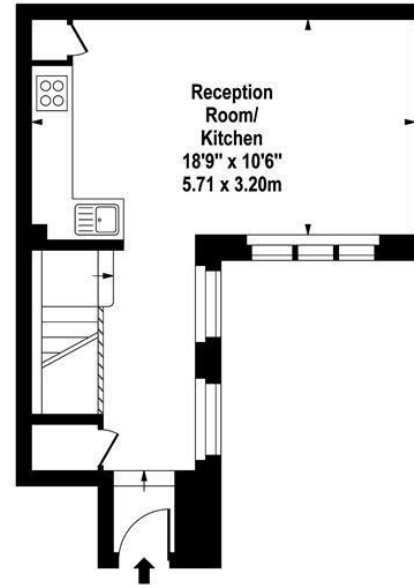
Approx. 590 sq. feet (54.81 sq. metres)



Bathroom
7'3" x 6'6"
2.21 x 1.98m



Lower Ground Floor



Ground Floor

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 008389J

Ready to talk?



**BEN
EVEREST**

DD: 020 7290 0592
M: 07944 967637
E: ben@ldg.co.uk



**DAVID
CALDEIRA**

DD: 020 4513 6756
M: 07368 333 545
E: david@ldg.co.uk



**EMLYN
YOUNG**

DD: 020 7290 0593
M: 07881 971 315
E: emlyn@ldg.co.uk



**DEE
LY**

DD: 020 4542 4872
T 020 7580 1010
E: dee@ldg.co.uk