



LDG

NEW CAVENDISH STREET

Fitzrovia

£500,000

STC



This image has been virtually staged

New Cavendish Street





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

77 79



Specifics

### ADDRESS

New Cavendish Street, London

### POSTCODE

W1W 6YH

### THE SPACE

Set in an attractive red brick period building is this one bedroom lower ground floor lateral apartment benefitting from a long 990 year lease, lift, ample storage and chain free.

Located by The University of Westminster, it has easy access to Goodge St, Great Portland St and Oxford Circus tube stations as well as the Elizabeth Line at Tottenham Court Road. Only a short stroll to The Regents Park, British Museum, Waitrose.

Internal and External decorations were completed in 2023.

### ACCOMMODATION

#### & FEATURES

- Attractive Period Building
- 990 Year Lease
- Video Entry Phone System
- Wood Flooring Throughout
- Internal & External Decorations Completed in 2023
- Great Investment
- Chain Free
- Close to Westminster University

### ON YOUR DOORSTEP

Caravan  
Rovi  
Scandi Kitchen  
The Regents Park  
Riding House Cafe

### PRICE

£500,000, subject to contract

### TENURE

Leasehold - 990 years remaining

### SERVICE CHARGE

£2,556.00 - includes building insurance

### GROUND RENT

£250.00

### COUNCIL TAX

Westminster Band

### RESIDENTS PARKING

TBC

### COMMUTE

Great Portland Street  
Warren Street  
The Regents Park  
Goodge Street

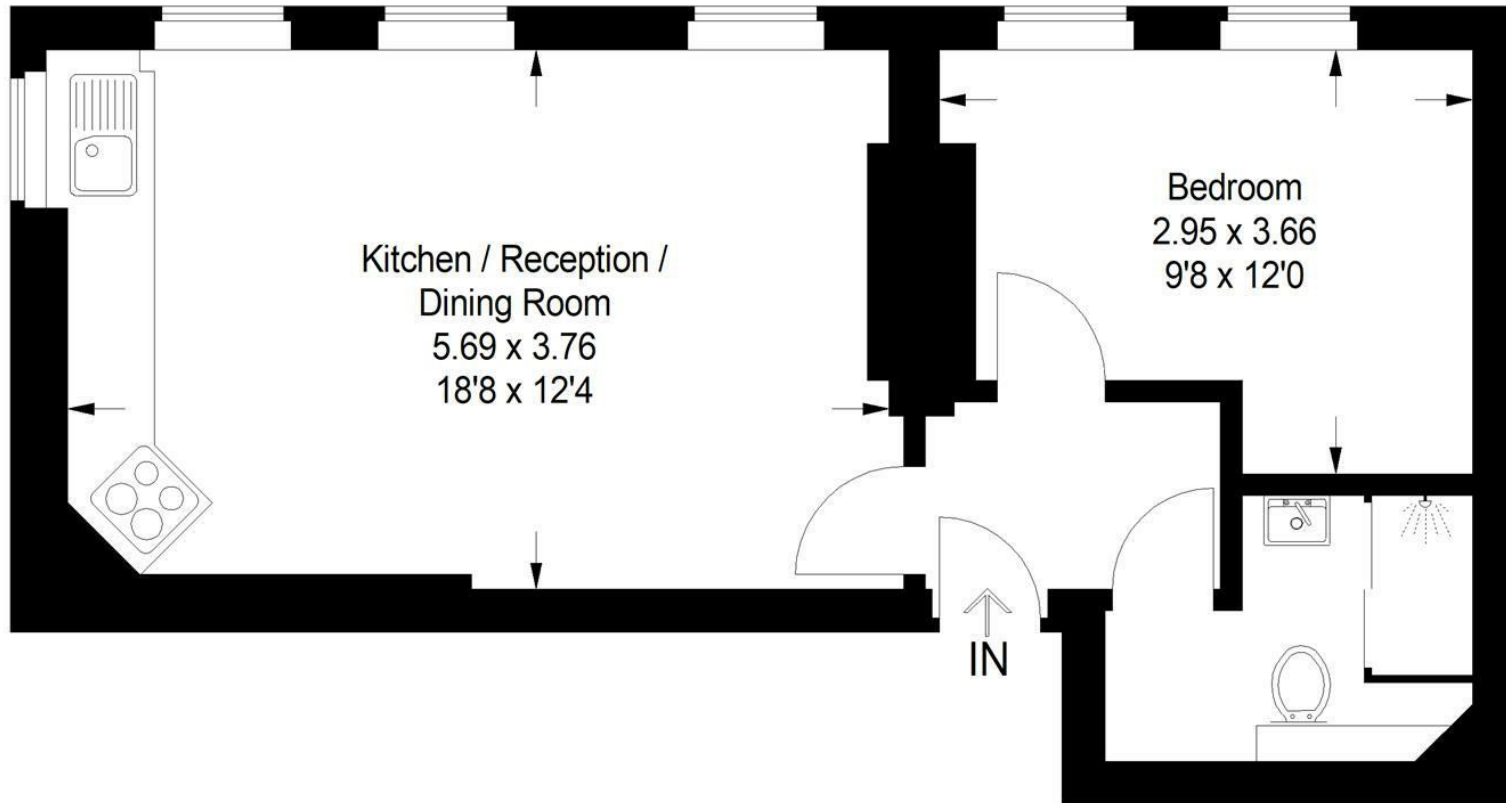
New Cavendish Street

# Highwood House, W1W

Approximate Gross Internal Area = 39.5 sq m / 425 sq ft



Floor Plan



## Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

New Cavendish Street

Ready to talk?



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