



LDG

GREAT TITCHFIELD STREET

Fitzrovia

£725,000_{STC}



Great Titchfield Street







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	

**ADDRESS**

Great Titchfield Street, London

POSTCODE

W1W 5DG

THE SPACE

Overlooking Great Titchfield Street this carefully crafted duplex apartment offers modern and stylish living in the heart of Fitzrovia.

Accommodation features a spacious kitchen/family room, a separate reception room (potential 3rd bedroom) and two double bedrooms. The property is situated on the 2nd and 3rd floors of Holcroft Court, a development that was designed in the mid-60s by Fredrick MacManus & Partners for Westminster City Council.

This ideal West End home is situated next to the multifarious delights of the Coffee Quarter on Great Titchfield Street, whilst being a short stroll from the greenery of The Regents Park and the shops of Marylebone High Street.

Great Portland Street, Warren Street and Oxford Circus Stations are all easily accessible.

ACCOMMODATION**& FEATURES**

- Stylish Apartment
- Duplex
- Kitchen / Family room
- 3 bedrooms
- Miele Appliances
- Storage Room
- Smart well kept local Authority development
- Heart of Fitzrovia
- Close to Regents Park

ON YOUR DOORSTEP

Portland

Riding House Café

Mortimer House

Percy & Founders

PRICE

£725,000, subject to contract

TENURE

Leasehold - 174 years remaining

SERVICE CHARGE

Service Charge was £2.8k last year and ground rent is part of this and is £10 annually. Heating/hot water is included in the service charge but not gas/electricity and water which are paid separately.

GROUND RENT

Peppercorn

COUNCIL TAX

Westminster City Council Band D
£864 for 22/23

RESIDENTS PARKING

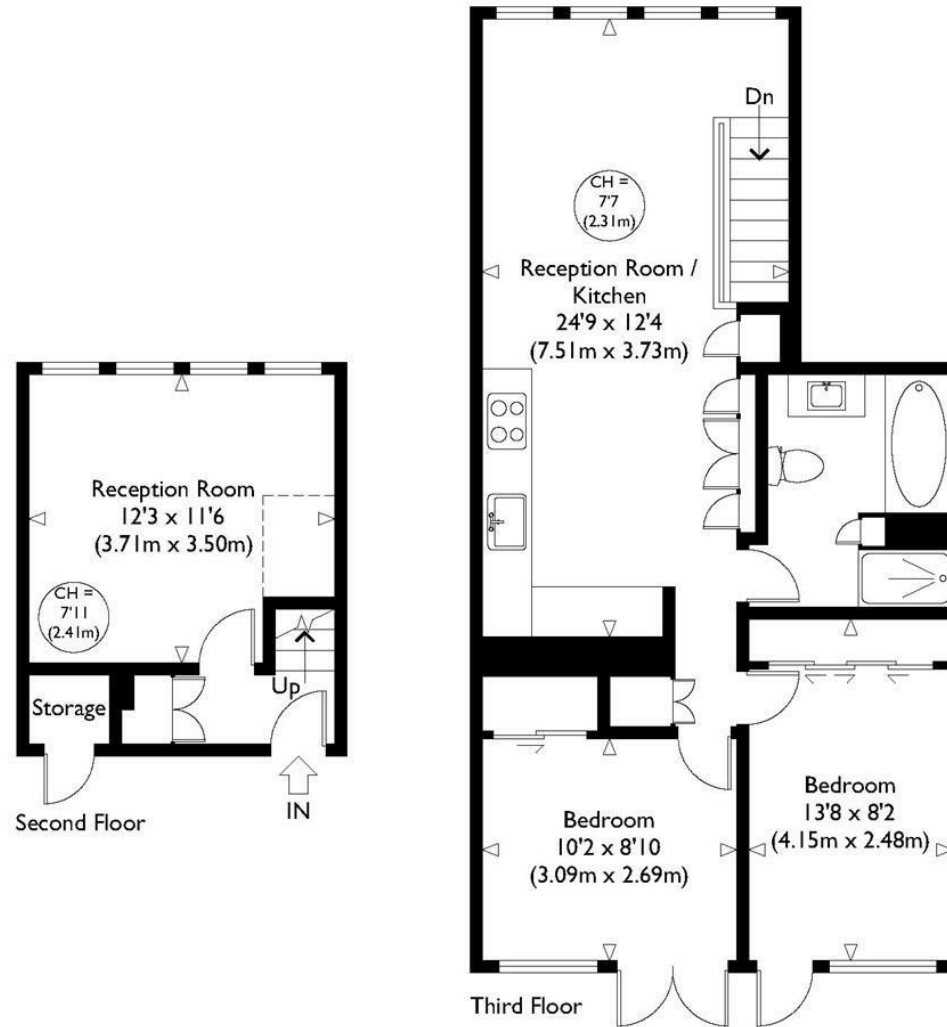
TBC

COMMUTE

Great Portland Street 300m

Warren Street 600m

Holcroft Court



Approximate Gross Internal Floor Area : 778 sq ft / 72.3 sq m (Not Including Storage Area)
 Illustration for identification purposes only, measurements are approximate, not to scale.

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