



LDG


WELLS STREET
Fitzrovia
£675,000 STC









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**ADDRESS**

Wells Street, London

POSTCODE

W1T 3PL

THE SPACE

This smart one double-bedroom apartment is situated on the second floor of a small purpose-built block on Wells Street, a quiet one-way street in the absolute heart of Fitzrovia.

Features include a bright westerly-facing reception room with a bay window and ornate fireplace. There is the benefit of a good-sized eat-in kitchen, a modern shower room, and high ceilings throughout.

Situated on the doorstep of Great Titchfield Street you are surrounded by a superb choice of outstanding eateries and coffee shops, whilst being a short stroll to Charlotte St, Soho, and The Regents Park. Buy this flat because you want to immerse yourself in the joys and convenience of central living.

ACCOMMODATION**& FEATURES**

- One Double Bedroom
- Reception Room With Ornate Fire Place
- Bay Windows
- Easterly & Westerly Aspect
- Attractive Period Building
- Second Floor with Good Ceiling Height
- Long Lease

ON YOUR DOORSTEP

Riding House Cafe
Kaffine
Meraki
Scandi
Archetype Coffee
Mortimer Hoouse
Caravan

PRICE

£675,000, subject to contract

TENURE

Leasehold - 110 years remaining

SERVICE CHARGE

£2000

GROUND RENT

£300 (from 2009 to 2034)

COUNCIL TAX

Westminster Band E

RESIDENTS PARKING

Residents Permit

COMMUTE

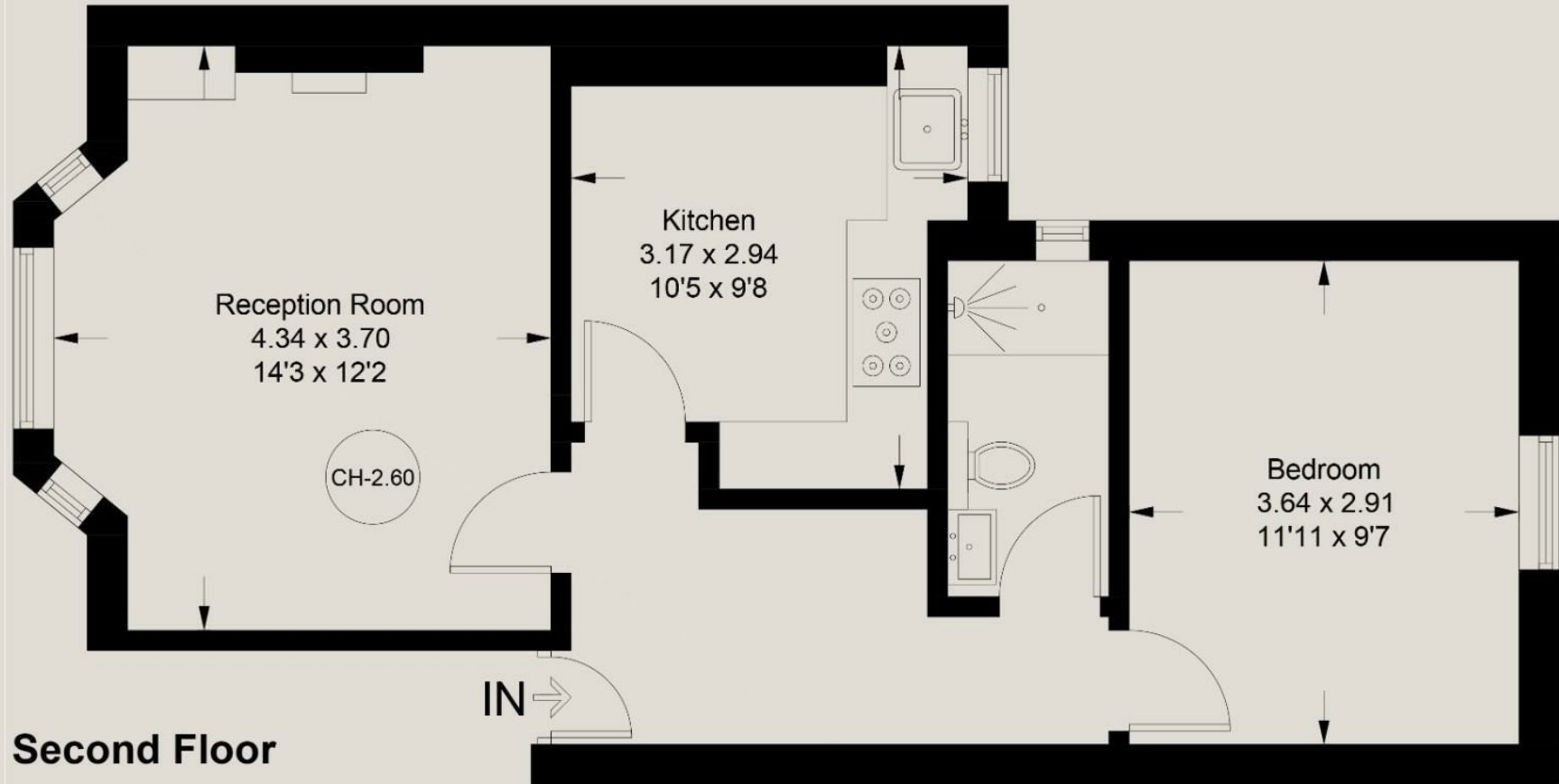
Oxford Circus
Dean Street - Elizabeth Line
Goodge Street
Open spaces of Regents Park
Tottenham Court Road

Furnival Mansions

Approximate Gross Internal Area = 45.8 sq m / 493 sq ft



Floor Plan



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058921)

Ready to talk?



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