



LDG

FITZROY STREET  
Fitzrovia

£660,000 STC



Fitzroy Street





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### ADDRESS

Fitzroy Street, London

### POSTCODE

W1T 4BL

### THE SPACE

Situated on the third floor with lift in a popular modern Fitzrovia development is this two bedroom lateral apartment located near Fitzroy Square.

Comprising of a bright reception room with separate fully fitted kitchen, double bedroom with fitted wardrobes, second bedroom with dual aspect and family bathroom.

Located in the heart of Fitzrovia, in a prime location, this flat offers urban living at its best. Experience the convenience of being moments away from top-tier dining, shopping, and cultural experiences that the West End offers. With excellent transport links at Tottenham Court Road (Elizabeth Line) as well as Euston, Warren Street & Great Portland Street., you're effortlessly connected to all corners of London.

### ACCOMMODATION & FEATURES

- Third Floor (Lift)
- Two Bedrooms
- Seperate Kitchen
- West Facing
- Long Lease

### ON YOUR DOORSTEP

Lore of The Land

Honey & Co

Miel Bakery

Clipstone

The Old Diary

The Grafton Arms

### PRICE

£660,000, subject to contract

### SERVICE CHARGE

£9,589.36 - Service charge 4794.68 for 6 months. This is a higher year to cover redecorations (previous funds used for roof works)

### COUNCIL TAX

Camden Band F

### GROUND RENT

Peppercorn

### TENURE

Leasehold - 161 years remaining

### RESIDENTS PARKING

TBC

### COMMUTE

Warren Street 475m

Goodge Street 480m

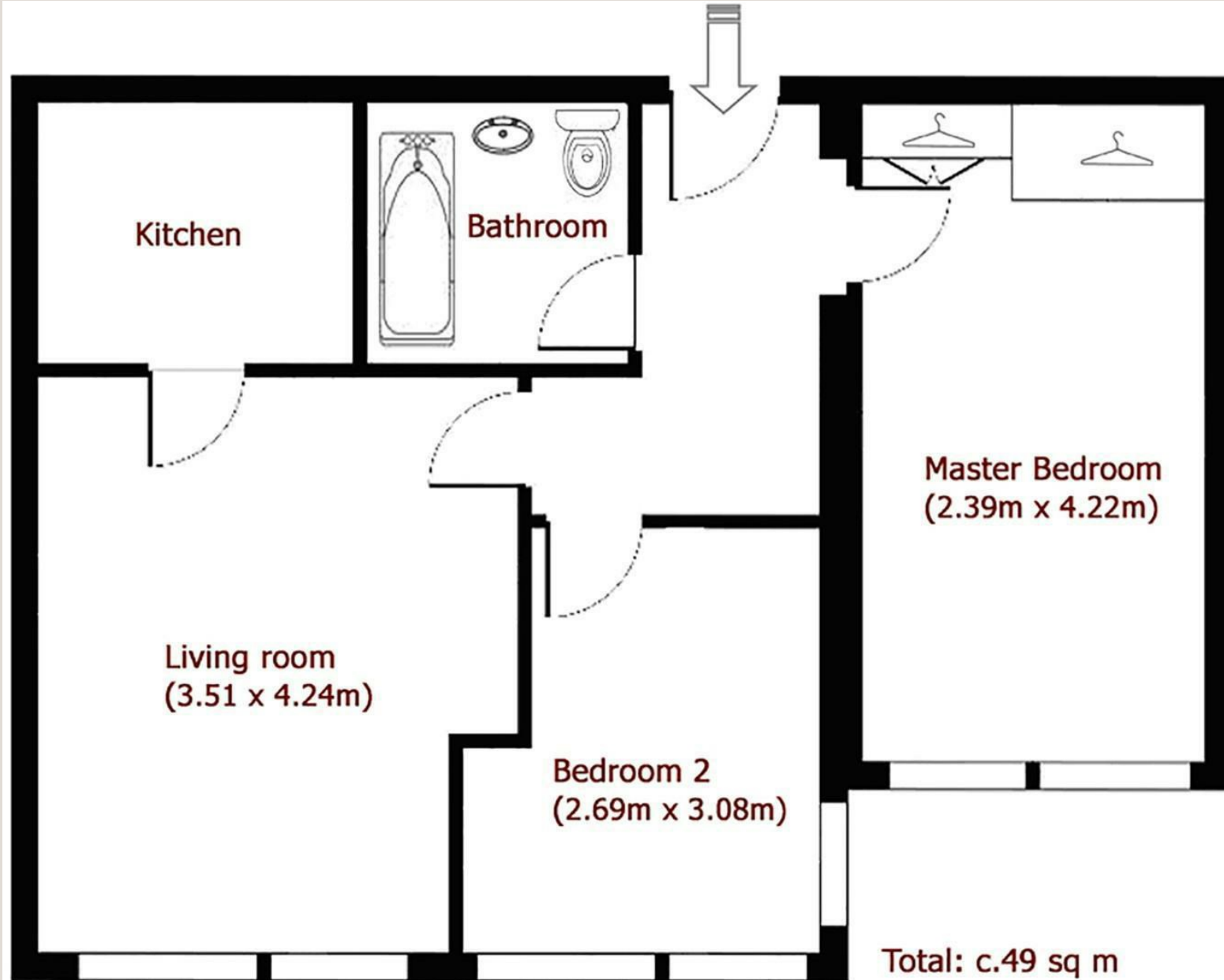
Great Portland Street 480m

Tottenham Court Road 805m

Oxford Circus 965m

London Euston 965m

Floor Plan



Fitzroy Street

Ready to talk?



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