



LDG

NASSAU STREET
Fitzrovia, W1
£725,000 STC



Nassau Street





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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**

Nassau Street, London

POSTCODE

W1W 7AG

THE SPACE

Situated on the Lower Ground Floor in a small, attractive Victorian Mansions Block, is this two bedroom apartment benefiting from well proportioned accommodation and a Share of Freehold.

Comprising of two double bedrooms, shower room / Wc, reception room and separate Kitchen as well as wood flooring throughout.

Located just off Mortimer Street and close to a wealth of restaurants and Bistros of Goodge Street and Charlotte Street as well as being within close proximity of Oxford Circus and Tottenham Court Road with its extensive shopping and transport amenities.

ACCOMMODATION**& FEATURES**

- Two Double Bedrooms
- Reception Room
- Separate Fully Fitted Kitchen
- Shower Room / Wc
- Share Of Freehold
- Attractive Period Building
- Prime Fitzrovia

ON YOUR DOORSTEP

Riding House Café
 Alex Coffee
 Mortimer House
 Kaffeine
 Regents Park

PRICE

£725,000, subject to contract

TENURE

Leasehold - Share of Freehold - 985 years remaining

SERVICE CHARGE

£1,500.00

GROUND RENT

Peppercorn

COUNCIL TAX

Westminster City Council Band

RESIDENTS PARKING

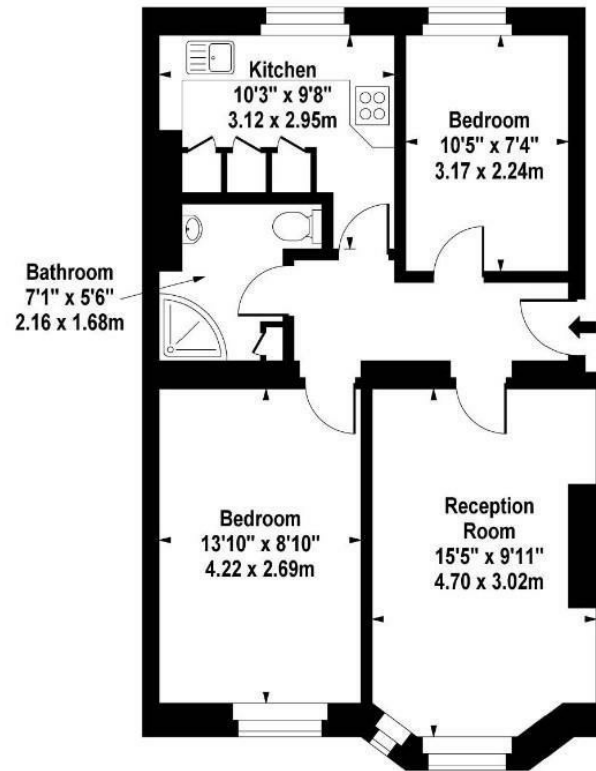
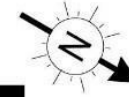
TBC

COMMUTE

Great Portland Street Station
 Goodge Street Station
 Oxford Circus
 Warren Street Station
 Dean Street Elizabeth Line Entrance

Nassau Street, W1W 7AG

Approx. 570 sq. feet (52.95 sq. metres)



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 008783J

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Ready to talk?



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