



LDG

CLIPSTONE STREET

Fitzrovia

£425,000

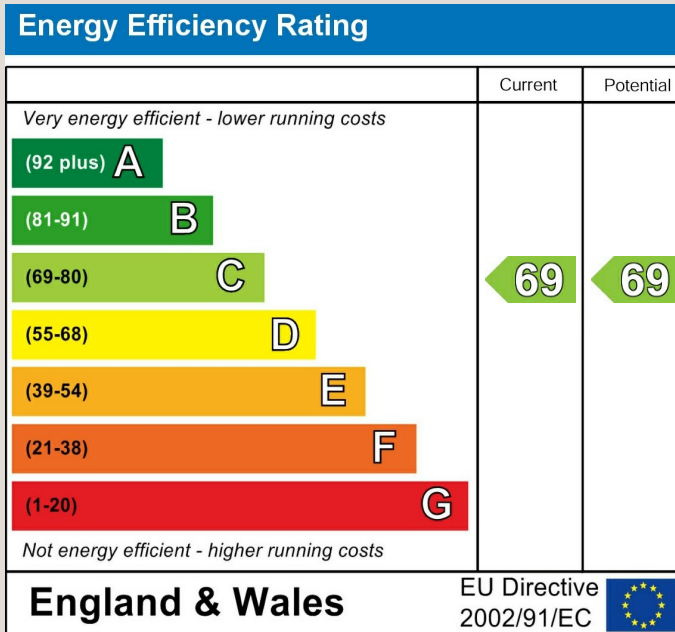
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Clipstone Street









### ADDRESS

Clipstone Street, London

### POSTCODE

W1W 5DJ

### THE SPACE

This bright and spacious studio apartment has direct views over landscaped communal gardens. Having been modernised and kept in good condition, features include ample storage, a pull down bed and a spacious kitchen.

Surrounded by the multifarious delights of Fitzrovia, Holcroft Court is a development that was designed in the mid-60s by Fredrick MacManus & Partners for Westminster City Council, and is just 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 and the property makes an ideal London home or rental investment.

### ACCOMMODATION

#### & FEATURES

- Studio Apartment
- Pull down bed
- Access to a balcony
- Good conditon
- New windows
- Garden views
- Low overheads
- Heating and hot water included in service charge
- Local Authority Development - over 60% private
- No Forward Chain

### ON YOUR DOORSTEP

Lore of The Land  
Portland  
Caravan  
Honey & Co  
Kafi

### PRICE

£425,000, subject to contract

### TENURE

Leasehold approx 173 years remaining

### SERVICE CHARGE

£1560.65 p.a.

### GROUND RENT

N/A

### COUNCIL TAX

City of Westminster Band B

### RESIDENTS PARKING

TBC

### COMMUTE

Great Portland Street 300m  
Warren Street 600m

### Holcroft Court

Approximate Gross Internal Area = 30.9 sq m / 333 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092806)

Ready to talk?



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