



LDG

GOODGE STREET

Fitzrovia

£1,300,000 STC



Goodge Street







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**ADDRESS**

Goodge Street, London

POSTCODE

W1T 1TG

THE SPACE

A discreet door in Charlotte Place leads to this contemporary duplex apartment. The accommodation includes three bedrooms, two bathrooms, and a corner reception room with a view, abundant natural light, and a modern open-plan kitchen. The highlight is a fantastic roof terrace, a glorious suntrap with spectacular roof top views, perfect for entertaining.

This is Fitzrovia, distilled and uncut. A stone's throw from the epicurean delights of Charlotte Street and mere moments from the hyper-connectivity of the Elizabeth Line at Dean Street, and nearby Goodge Street Station.

ACCOMMODATION**& FEATURES**

- Roof Terrace
- Three Bedrooms
- Two Baths
- Guest WC
- Private roof terrace
- Top Floor Duplex
- Bright
- Superb Location

ON YOUR DOORSTEP

Roka
Norma
Pied de Terre
Charlotte Street Hotel
The Ninth

PRICE

£1,300,000, subject to contract

TENURE

Leasehold Approx. 116 years remaining

SERVICE CHARGE

£770. Insurance contribution.

GROUND RENT

£250 pa

COUNCIL TAX

Camden London Borough Council
Band E

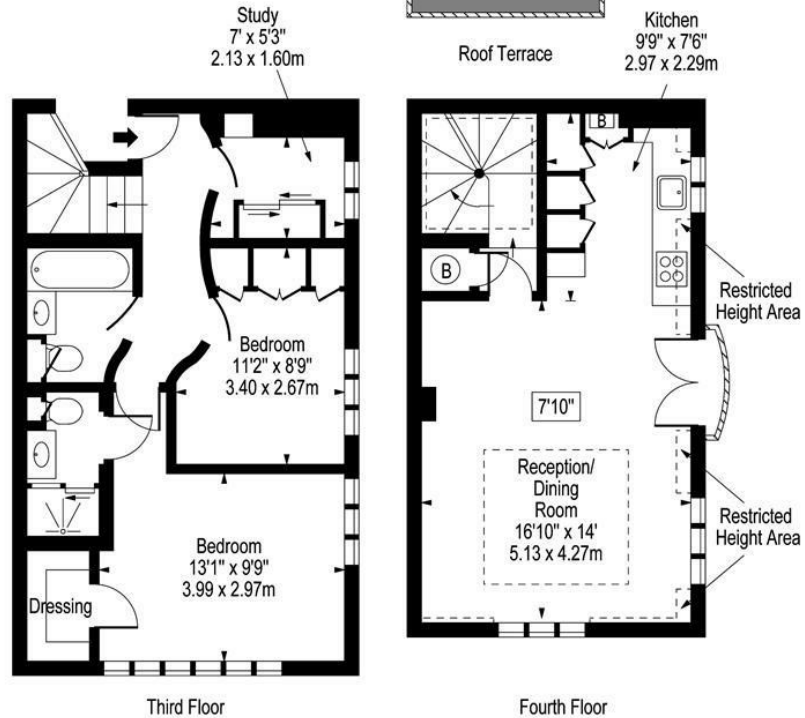
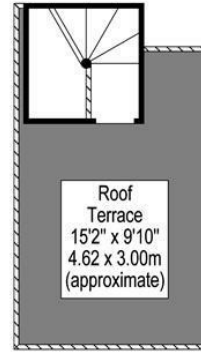
RESIDENTS PARKING

TBC

COMMUTE

Tottenham Court Rd - Elizabeth Line
Goodge Street Station
Oxford Circus Station

Goodge Street, W1T 1TG



Approx Gross Internal Area 822 Sq Ft - 76.36 Sq M

(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 007772M

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

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

Goodge Street

