



LDG

12-16 FITZROY STREET

Fitzrovia

£660,000

STC



12-16 Fitzroy Street









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**ADDRESS**

12-16 Fitzroy Street, London

POSTCODE

W1T 4BL

THE SPACE

Offered in good condition is this two bedroom lateral apartment situated on the first floor (with lift) of a modern building located in Fitzrovia. Comprising of two bedrooms (one with dual aspect and one with fitted wardrobes), reception room with wood flooring, fitted kitchen and shower room housing washing machine and tumble dryer.

King Regents Place is located just south of Fitzroy Square. Particularly appealing is the added benefits of a long lease, double glazing and being on a tree lined road. This is the ideal home for those seeking to immerse themselves in a dynamic neighbourhood where you can indulge in a superb range of restaurants and coffee shops or escape to the tranquillity of nearby Regents Park. The location also boasts excellent transport links, making it a prime spot for those who need to commute.

ACCOMMODATION**& FEATURES**

- Two bedrooms
- Fitted separate Kitchen
- Long lease
- Double Glazing
- Lift
- Close to restaurants of Charlotte Street
- Great rental investment or pied a terre

ON YOUR DOORSTEP

Lore of The Land
Honey & Co
Miel Bakery
Clipstone
The Old Diary
The Grafton Arms

PRICE

£660,000, subject to contract

TENURE

Leasehold - Approx. 161 years remaining

SERVICE CHARGE

£4430.64 p.a

Reserve fund for works £5167.98 p.a

GROUND RENT

Peppercorn

COUNCIL TAX

Camden Council Band E

RESIDENTS PARKING

TBC

COMMUTE

Warren Street 475m

Goodge Street 480m

Great Portland Street 480m

Tottenham Court Road 805m

Oxford Circus 965m

London Euston 965m

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Fitzroy Street

Approximate Gross Internal Area = 44.7 sq m / 481 sq ft



Floor Plan

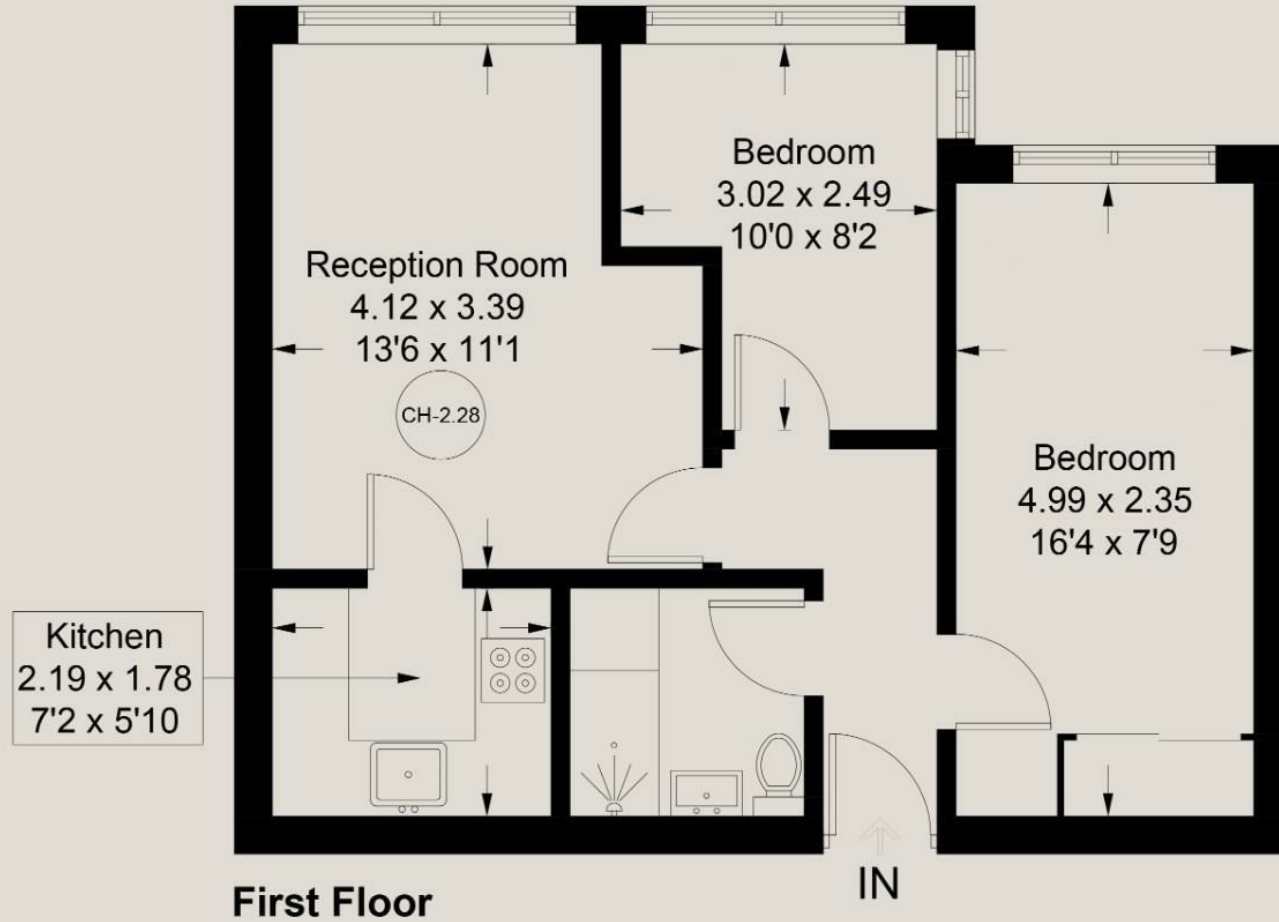


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100513)

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Ready to talk?



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