



LDG

9 HANSON STREET

Fitzrovia

£1,000,000 STC




9 Hanson Street









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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**

9 Hanson Street, London

**POSTCODE**

W1W 6TF

**THE SPACE**

A stylish top floor lateral two double bedroom both with en-suite bathrooms has become available in this attractive period red brick building located in the heart of Fitzrovia.

Comprising of a large open plan reception, dining and kitchen area with triple aspect and roof top views, two double bedrooms, two bathrooms and ample storage space including fitted wardrobes in both bedrooms, concealed cupboards in the Kitchen / dining area and fitted display unit in the reception room.

Hanson Street is a quaint and quiet street close to the cafes and restaurants of Great Titchfield Street and Charlotte street, excellent world renown shopping in Oxford Street and Regents Street and fantastic transport links to the rest of London and beyond.

**ACCOMMODATION****& FEATURES**

- Two double bedrooms
- Two bathrooms - both en-suite
- Lateral apartment
- Top floor
- Stylish interior designed
- Abundance of natural light
- Roof top views
- Long leasehold
- Attractive red brick building
- Triple aspect

**ON YOUR DOORSTEP**

Alex Coffee

Kaffeine

Meraki

Scandi Kitchen

Riding House Cafe

**PRICE**

£1,000,000, subject to contract

**TENURE**

Leasehold - Approx. 100 years remaining

**SERVICE CHARGE**

£2,828.00 p.a

**GROUND RENT**

£10.00 p.a

**COUNCIL TAX**

Westminster Band

**RESIDENTS PARKING**

TBC

**COMMUTE**

Great Portland Street station

Warren Street station


Goodge Street station

Oxford Circus Station

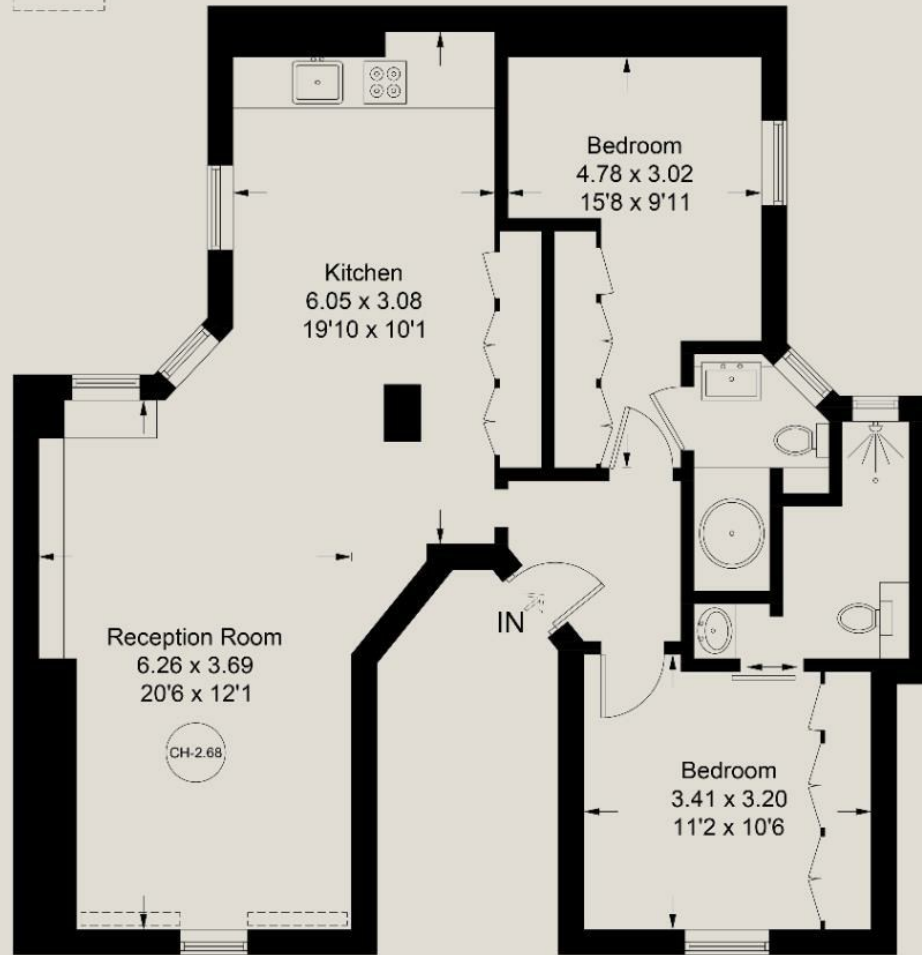
# Hanson street

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft



 = Reduced headroom below 1.5m / 5'0

Floor Plan



## Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105886)



Ready to talk?



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