



LDG

HANSON STREET
Fitzrovia
£1,050,000_{STC}



Hanson Street





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**ADDRESS**

Hanson Street, London

POSTCODE

W1W 6UF

THE SPACE

An exceptional duplex apartment, featuring a private roof terrace that crowns this two-level gem (3rd & 4th walk-up) within a converted period building. The interior encompasses a reception room seamlessly merging with a modern open plan kitchen, two comfortable bedrooms and two contemporary bathrooms.

Ideally situated on the quaint Hanson Street, at the heart of Fitzrovia's esteemed coffee quarter, you are surrounded by a multitude of eateries and cafés. Just a short stroll away lies the bustling Oxford Circus, Marylebone High Street and The Regents Park.

The flat was empty and looked a bit lonely. So we used CGI's to give an improved lifestyle image of the terrace, reception and bedroom.

**ACCOMMODATION
& FEATURES**

- Private Roof Terrace
- Top Floor Duplex
- Two Bedrooms
- Two Bathrooms
- Long Lease
- Share of Freehold
- CGI images used

ON YOUR DOORSTEP

Alex Coffee
Kaffeine
Meraki
Scandi Kitchen
Riding House Cafe

PRICE

£1,050,000, subject to contract

TENURE

A 962 years remaining, with Share of Freehold.

SERVICE CHARGE

£1,280.34 p.a

GROUND RENT

Peppercorn

COUNCIL TAX

Westminster City Council Band G

RESIDENTS PARKING

Westminster F Zone

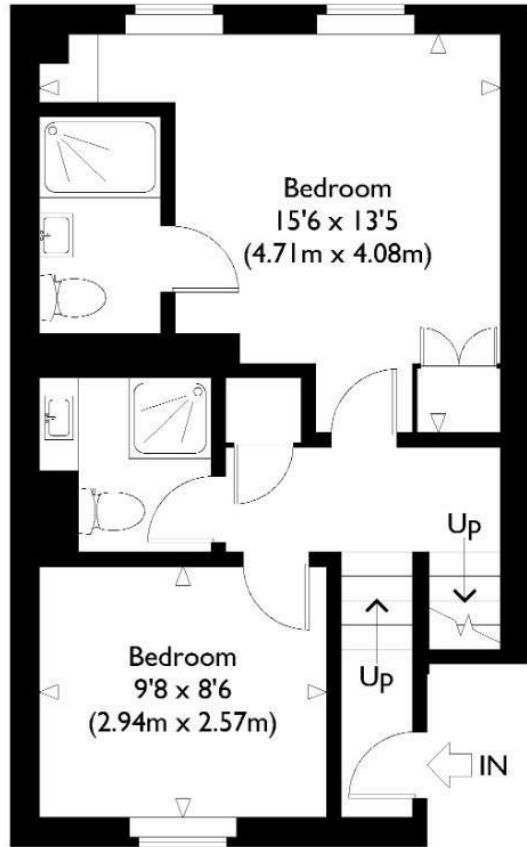
COMMUTE

Great Portland Street station
Warren Street station
Godge Street station

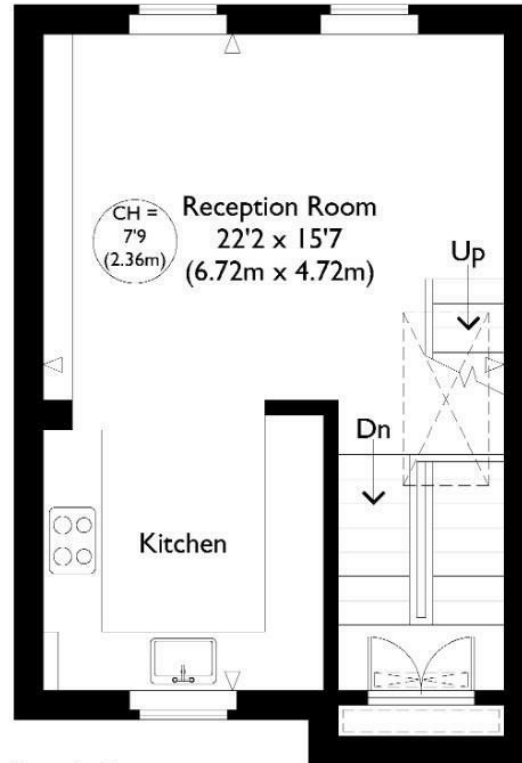
Hanson Street



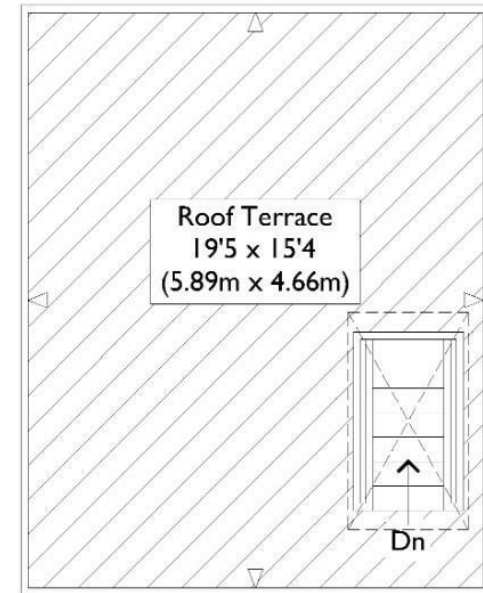
Floor Plan



Third Floor



Fourth Floor



Roof Terrace

Approximate Gross Internal Floor Area : 741 sq ft / 68.8 sq m (Including Restricted Height Area)
 Illustration for identification purposes only, measurements are approximate, not to scale.

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



**ROBYN
CORRANCE**

DD: 020 7290 0594
T: 020 7580 1010
E: robyn@ldg.co.uk