



LDG

NEW CAVENDISH STREET

Fitzrovia

£600,000

STC



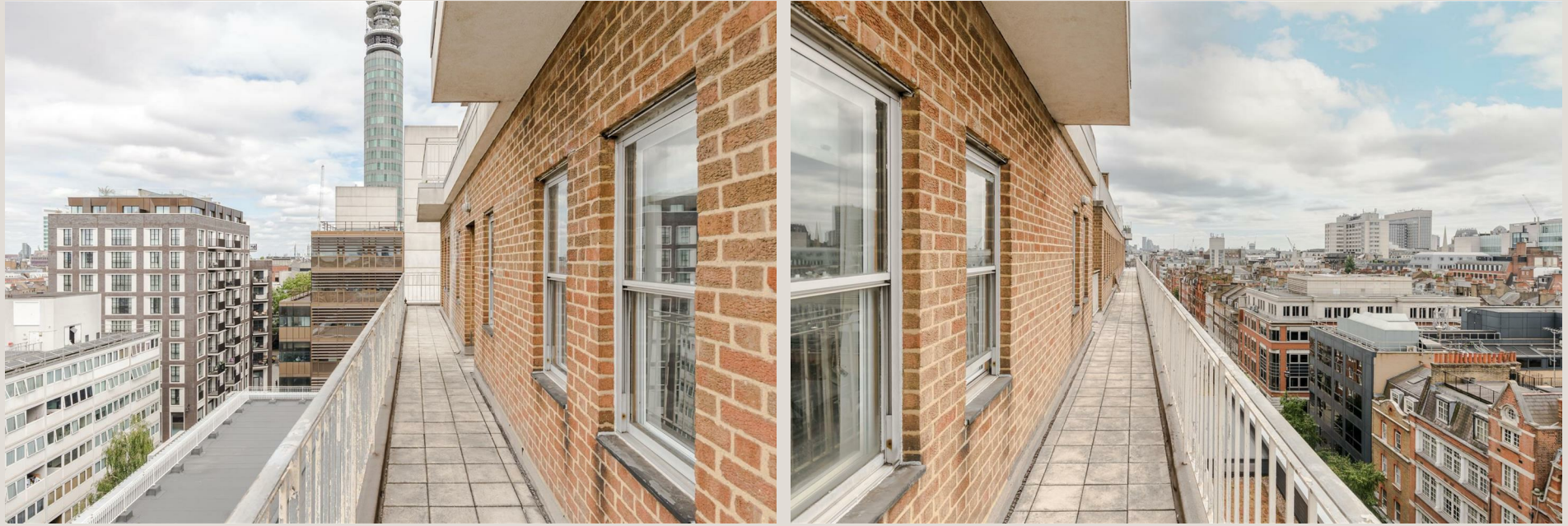
New Cavendish Street











New Cavendish Street



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**ADDRESS**

New Cavendish Street, London

**POSTCODE**

W1W 6XH

**THE SPACE**

Boasting breathtaking views, this spacious one-bedroom apartment occupies a coveted corner position on the 8th floor of a secure, purpose-built building. The accommodation features a dual-aspect reception room with access to outside space, offering bright westerly skyline views over Marylebone, clear vistas toward north London, and iconic sights of the BT Tower. The apartment includes a separate kitchen, a modern bathroom suite, and elegant wood flooring.

Located in the heart of Fitzrovia, this property is surrounded by vibrant cafés and eateries, and just steps away from the renowned coffee spots of Great Titchfield Street. Enjoy the greenery of Regent's Park nearby and excellent connectivity with Great Portland Street, Warren Street, and Oxford Circus stations all within easy reach. 51 Years Remaining on the Lease.

**ACCOMMODATION****& FEATURES**

- One Bedroom
- Seperate Kitchen
- Access to Outside Space
- Corner Aspect
- Fantastic Views
- 51 Year Lease

**ON YOUR DOORSTEP**

Caravan

Rovi

Kaffeine

Scandi Kitchen

The Regents Park

Riding House Cafe

**PRICE**

£600,000, subject to contract

**TENURE**

Leasehold - 51 years remaining

**SERVICE CHARGE**

£5263.80 p.a

**GROUND RENT**

£60 p.a

**COUNCIL TAX**

Westminster City Band D

**RESIDENTS PARKING**

TBC

**COMMUTE**

Great Portland Street 450m

Warren Street 650m

Regents Park 650m

Goodge Street 650m

## Collingwood House

Approximate Gross Internal Area = 49.1 sq m / 528 sq ft



Floor Plan

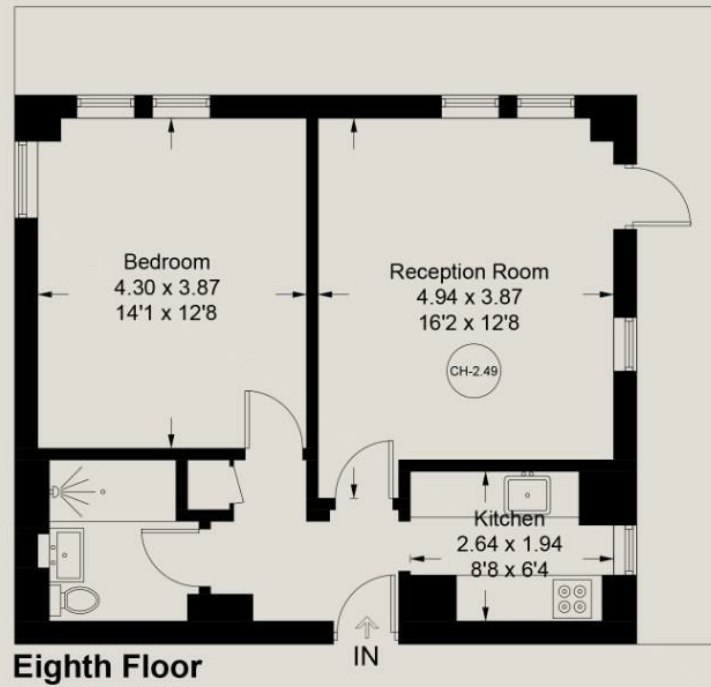


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112623)

New Cavendish Street



Ready to talk?



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