



LDG

CONWAY STREET

Fitzrovia

£1,100,000 STC

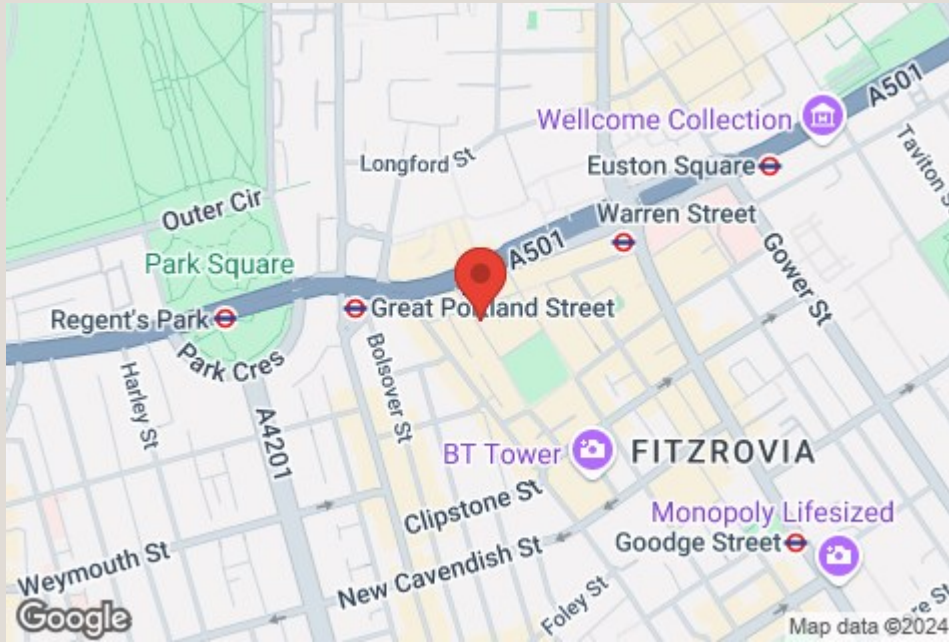


Conway Street









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



ADDRESS

Conway Street, London

POSTCODE

W1T 6BE

THE SPACE

This charming two-bedroom apartment is located on the top floors of a handsome Grade II period conversion on Conway Street, just north of Fitzroy Square.

Featuring over 800 sq ft of accommodation, the property exudes character and charm, benefiting from abundant bright westward light. Additionally, it offers the advantage of a long lease and a share of freehold.

With The Regent's Park on your doorstep, this home provides the best of both worlds: a peaceful retreat near green spaces while being in one of London's most vibrant neighbourhoods.

ACCOMMODATION

& FEATURES

- Long Lease
- Share of Freehold
- Spacious Reception Room
- Two Double Bedrooms
- Separate Kitchen
- Great Conditon
- Undemised Loft Storage
- Low Overheads
- Short-Let Restriction
- Grade II listed building

ON YOUR DOORSTEP

The Lore of the Land

Miel Bakery

Riding House Café

Caravan

Honey & Smoke

The Regents Park

PRICE

£1,100,000, subject to contract

TENURE

The current lease is being extended to 999 years. There is also a share of Freehold

SERVICE CHARGE

£792.00 p.a

GROUND RENT

Peppercorn

COUNCIL TAX

Camden Band E

RESIDENTS PARKING

Yes if you qualify

COMMUTE

Great Portland Street

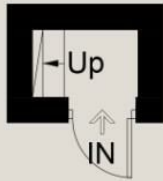
Warren Street

Conway Street

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft
(Excluding Undemised Cupboard)



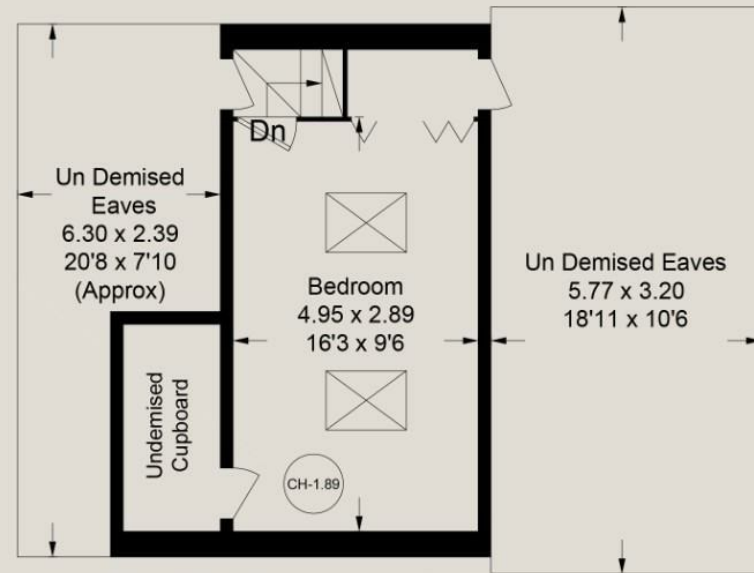
Floor Plan



Second Floor



Third Floor



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107798)

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