



LDG

28 PERCY STREET
Fitzrovia

£875,000 STC



28 Percy Street





**ADDRESS**

28 Percy Street, London

POSTCODE

W1T 2DB

THE SPACE

This unique and modern one-bedroom apartment is quietly situated on the 3rd floor (no lift) at the rear of a handsome, Character, Georgian townhouse. Featuring full height glazing with an abundance of natural light, direct access onto two private terraces and interesting West facing rooftop views. Offered in excellent condition, this apartment would make an ideal Pied a Terre and a short let investment.

Percy Street is an ionic Fitzrovia address, famed for being a wide tree-lined street that is conveniently located just off the renowned Charlotte Street. We guarantee that any resident is always going to be spoilt for choice when it comes to dining options! Nearby is the Cross Rail hub of Tottenham Court Road Station, along with all the joys that can be found in neighbouring Soho and Bloomsbury.

**ACCOMMODATION
& FEATURES**

- One Bedroom
- Two Terraces
- Open plan Kitchen
- Double Bedroom
- Bright
- Unique Design
- 983 Years remaining on lease

ON YOUR DOORSTEP

Norma

Roka

Pied a Terre

Bourne and Hollingsworth

Lupo Bros

28 Percy Street

PRICE

£875,000, subject to contract

SERVICE CHARGE

£1,500 per annum - These are funds in the service charge account for internal and external decorations.

COUNCIL TAX

Camden Band D

GROUND RENT

Peppercorn

TENURE

Leasehold approx. 983 years remaining and opportunity to purchase a share of the Freehold.

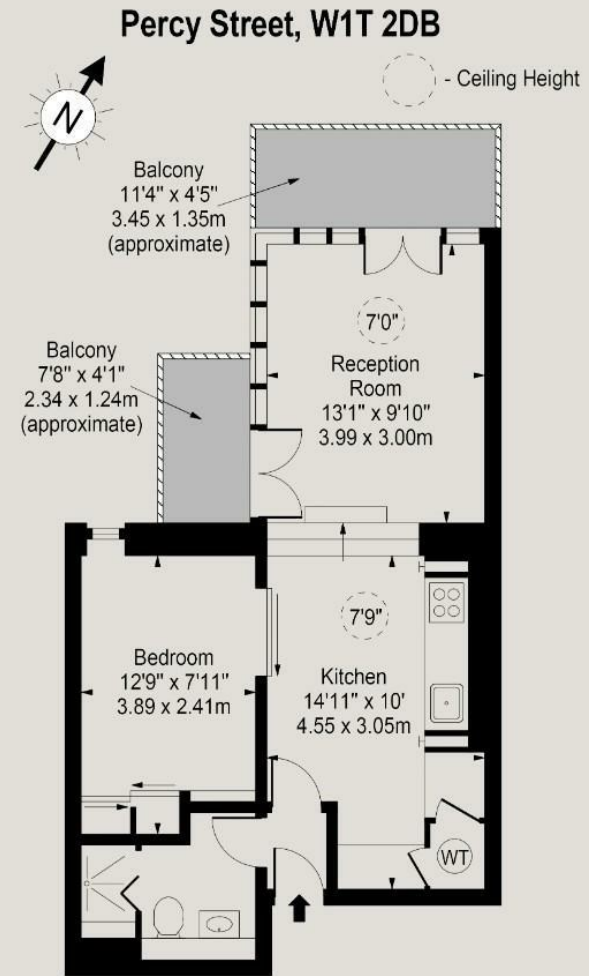
RESIDENTS PARKING

We have been informed by the vendor that you can apply for a parking permit (CA-E).

COMMUTE

Goodge Street Station 350m
Tottenham Court Road Station
400m
Oxford Circus Station

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Third Floor

Approx Gross Internal Area **453 Sq Ft - 42.08 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldens.co.uk
 Ref. No. 011570M

Ready to talk?



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