



LDG

13A BERNERS STREET

£950,000 STC



13a Berners Street









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

**ADDRESS**

13a Berners Street, London

POSTCODE

W1T 3LG

THE SPACE

This unique loft-style apartment offers bags of volume, an abundance of light, and plenty of style.

The one-bedroom accommodation also features high ceilings, comfort cooling, and oak flooring.

Berners Street is a wide one-way street in the heart of Fitzrovia Magic Triangle - offering a short strolling distance to Charlotte Street, Great Titchfield Street, and Soho. On the doorstep of the Elizabeth line (Dean Street) arguably, this is one of the area's best-located streets.

A true lifestyle product that will add layers of excitement, joy, and convenience to your West End living

ACCOMMODATION**& FEATURES**

- Loft style living
- Excellent condition throughout
- Exposed brick work
- Miele appliances
- Luxury bathroom
- Double bedroom
- Impressive common areas with passenger lift
- Long lease - 988 yrs
- Double height ceilings

ON YOUR DOORSTEP

Arros QD
The Sanderson
Flesh and Buns
Rovi
Kaffeine
Alex Coffee

PRICE

£950,000, subject to contract

TENURE

Leasehold - 988 years remaining

SERVICE CHARGE

£4,115.00

GROUND RENT

Peppercorn

COUNCIL TAX

Westminster Band E

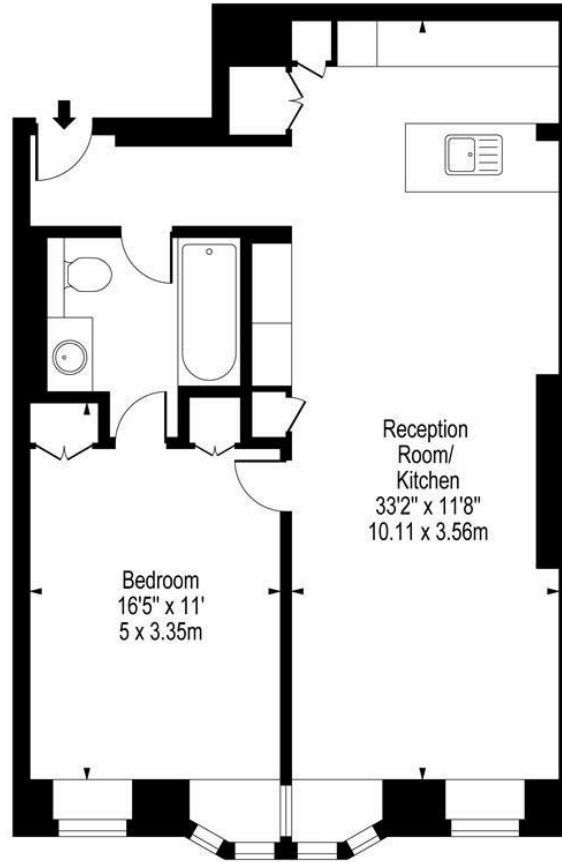
RESIDENTS PARKING

TBC

COMMUTE

Oxford Circus
Tottenham Court Road - Elizabeth Line
Goodge Street
Warren Street
Bond Street

Berners Street, W1T 3BY



Reception Room/
Kitchen
33'2" x 11'8"
10.11 x 3.56m

Bedroom
16'5" x 11'
5 x 3.35m

First Floor

Approx Gross Internal Area **750 Sq Ft - 69.68 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 00793

13a Berners Street

Ready to talk?



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