

Hanway Street, Fitzrovia **WIT**

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# Hanway Street, Fitzrovia **W1T**

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A modern apartment situated on the second floor of a, portered boutique development in Fitzrovia. This lovely home comprises a hallway with plenty of built in storage, a double bedroom, a marble tiled bathroom, a fully fitted open plan kitchen and a reception room. The property further benefits from wood flooring in the reception room, a south-facing aspect and large windows, which allow an abundance of natural light.

Hanway Gardens is a prime development, ideally located moments away from the lively shops and restaurants of Fitzrovia and Marylebone and the entertainment of the West End. Service charge and ground rent review periods are to be confirmed.



**Guide price:** £995,000

**Tenure:** Leasehold: approximately 992 years remaining

**Service charge:** £6,232 per annum, reviewed every year, next review due 2025

**Ground rent:** £750 per annum. We have been unable to confirm the review period.

**Local authority:** City of Westminster

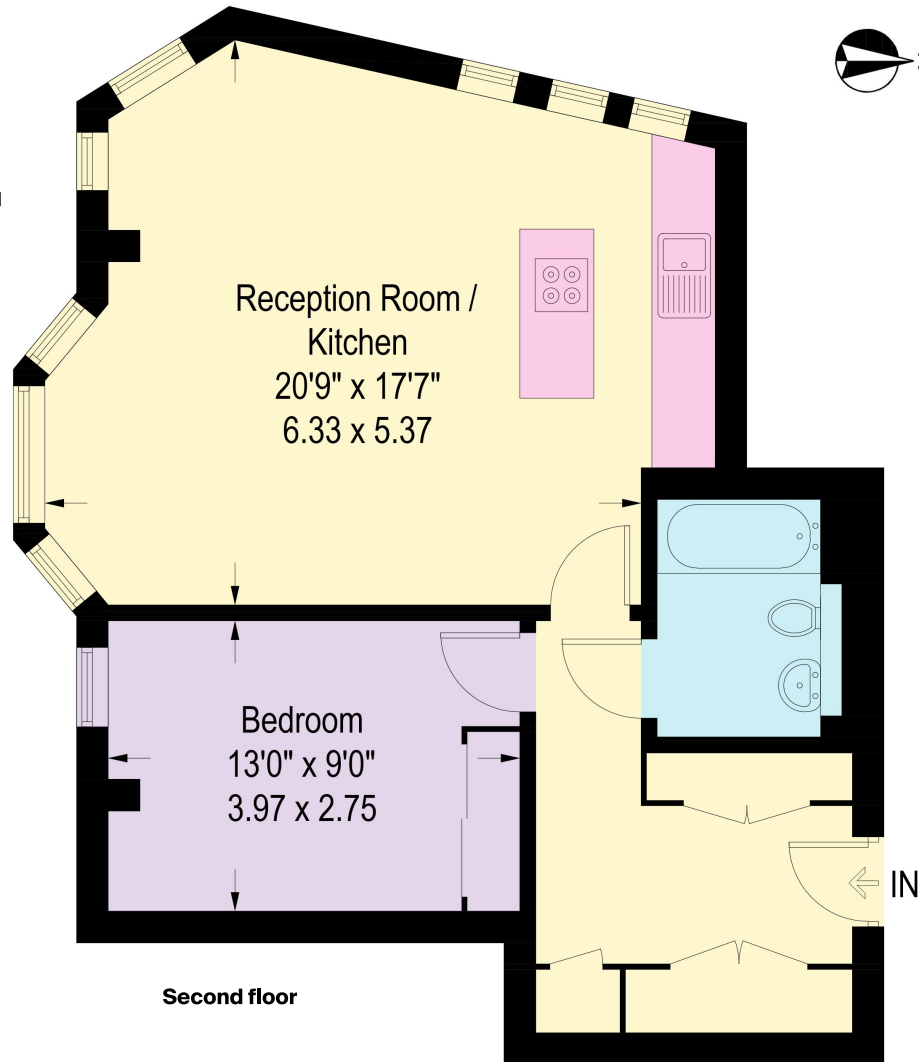
**Council tax band:** G





**Approximate Gross Internal Floor Area**  
**54.6 sq m / 588 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated February 2018. Photographs and videos dated February 2018.  
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